
THE
BRISTOL CHARITIES.

~~~~~  
**PART II.**  
~~~~~

QUEEN ELIZABETH'S HOSPITAL.

—◆—
Price 1s. 6d.

15436/P 73.

THE
BRISTOL CHARITIES.

~~~~~  
**PART II.**  
~~~~~

QUEEN ELIZABETH'S HOSPITAL.



PREFACE.



THERE are circumstances connected with the Population of Bristol, its Charities for Education, and the results, which deserve attention.

The population of the fifteen parishes is about 52,000; the charitable funds for education seem to be three times larger, in proportion to the number of inhabitants in the city, than the whole amount of funds having a similar destination, throughout all England taken together. But if the great estates belonging to the public institutions for education in Bristol were appropriated to their objects, with a success equal to the general result of the management of Charities of the same description, dedicated to the use of all the rest of the British community, it would not be in the power of any enquirer to point out the striking and lamentable contrast now exhibited. It will be found that, with estates to educate three times as many children in proportion as other places, Bristol has, in fact, fewer in number actually receiving the benefit of the rich bequests, which have been left for the advantage of those of her citizens, who may entertain the laudable desire, but do not possess the requisite means, of having their children well instructed and brought up.

These facts suggest the painful reflections, that either the people are indisposed to acquire knowledge, and to take advantage of what has been benevolently given for their improvement, or that the funds of these noble establishments are injudiciously administered.

To what extent the people are disinclined to those means of comfort to be obtained through some ac-

quaintance with the things, in which chiefly we are distinguished from brutes, it may be difficult to satisfy ourselves. The testimonies of the numerous reverend contributors to the Parliamentary Digest are at variance on this point. But our conclusions with respect to the present administration of the several estates, dedicated to the education of the several classes of the inhabitants of Bristol, will be the less subject to error, as the information already published is of a less fluctuating kind than the opinions of individuals.

The endowment of Queen Elizabeth's Hospital is stated in the Digest to be 2,291*l.* per annum; the expenditure at a particular period, 2,336*l.*; other details will be found in the present report. With these funds 37 boys are clothed, boarded, and educated. Thus each boy costs about 60 guineas a-year, a sum vastly too large for the purpose. The same book states Colston's Charity, in St. Augustine's parish, to be, annually, 2,358*l.*, which supports the clothing, education, and maintenance of 100 boys; the difference is so great, that it is possible some mistake has been made in the former account, it being there alleged that the master receives but 17*l.* for each boy, although in Colston's School 18*l.* is paid.

It is, however, impossible not to see, that the number of 37 is too small for an income of 2,300*l.* per annum. Nor is it so fixed by any rule of the foundation: in 1778, the honest historian of Bristol, Barrett, says, "The Corporation have been so provident, and the estates which the Orphan School was endowed with, have been so carefully managed, and the revenues so improved, that the boys may now be increased, and *one hundred* well supported therein, *as recommended by Queen Elizabeth's charter*; but 44 alone are maintained here, and the addition is not yet made."—*Barrett's History of Bristol*, p. 378. Instead, however, of Mr. Barrett's very proper suggestion having been attended to, there appears to be an actual diminution of the number of children educated by means of these ample funds;—in 1778, there were, as it is stated by that writer, 44 boys

upon the foundation of Queen Elizabeth's Hospital; while, according to the Report printed herewith, there were, at the time the Commissioners were prosecuting their enquiries in the early part of the present year, but 38,—notwithstanding, besides the increased value of the estates, the covenant of the Governors with Samuel Gardiner and his representatives, for the maintenance of one additional boy, and the sum of 45*l.* 15*s.* given by the late Richard Hughes, of Ilfracombe, in augmentation of the general fund belonging to Queen Elizabeth's Hospital.

It appears that before 1659 the number was 28, and after that year it was increased to 40, when also the master's salary was raised from 7*l.* 16*s.* a-year to 16*l.* These changes are worth remarking, inasmuch as they prove that the circumstances of the times regulated the administration of the charity estate. They are evidences in a certain sense, that the whole estate belongs to the school. When the income is likely, as at present, to be raised very considerably under a more beneficial mode of leasing the lands, it is highly expedient that the management of the expenditure should be improved.

It will be remarked, that the founder orders the pattern of Christ's Hospital in London to be considered in the government of his own; and the advantages of some of the exhibitions given for Bristol students are not necessarily to be denied to the Queen Elizabeth's boys, if a certain number of them should be sufficiently instructed in grammar to take them, as the said form of Christ's Hospital boys are. * The rule of tuition, as stated in Barrett, p. 378, is, “ that
“ the boys are to be instructed in reading, writing,
“ and casting accounts, and to be rendered capable of
“ being apprenticed out.”

This is a useful course, and to 19 boys out of 20 in

* Besides several other eminent characters, who owe the due cultivation of their talents to the above excellent foundation, we believe we are correct in stating, that truly learned and most respectable Prelate, Dr. Kaye, the present Bishop of Bristol, to have received his education at Christ's Hospital.

Christ's Hospital their plan was similar in effect till lately; but it is as difficult to justify the exclusion of what are called the higher courses, which are so successfully studied at the model of this School, TOGETHER WITH the minor elements, as it is to vindicate the managers of ordinary Grammar-Schools, where the higher courses *alone* are professed to be imparted to the free boys, but where the universal effect of that bad plan is to drive them away from their birth-right. It is certainly better and more just that free boys should have an efficient school to learn the minor elements *alone* in, than with the possession of a classical education not to have the means of learning *anything* useful to them. But that the *united* practice is best of all, the *actual* management of most boarding schools, and of many excellent grammar schools, plainly proves. The practice of Queen Elizabeth's School seems to have long been merely English. Mr. Barrett has published the rules, which are reprinted in the note;* but it is to be

* *Rules of Queen Elizabeth's Hospital. Barrett's History, p. 378.*

1st.—That no boy be admitted that hath any loathsome or infectious disease, or any deformity or imperfection, that may prevent his being placed out as an apprentice.

2d.—No boy to be admitted unless his petition be signed by the Mayor, and four Aldermen, and the Treasurer, importing his age, name, parish, and the time of his admittance; to be recorded by the master.

3d.—That a certificate of his age be given under the hands of the Minister and Churchwardens of his parish, that he is ten years old, and not under.

4th.—That no boy be chosen, whose father hath not been a free burgess of Bristol, or a poor boy of Congresbury, of which parish there shall be always one, or a son of one of the city tenants there.

5th.—No boy to be continued past the age of sixteen; if not placed out then, to be returned to his parents, friends, or overseer of the parish.

6th.—The master is not to teach or entertain any tablers, without leave of the Mayor, four Aldermen, and the Treasurer.

7th.—The boys to be instructed in reading, writing, and casting accounts, and rendered capable of being apprenticed out.

8th.—That upon the boy's admission forty shillings be paid

regretted that they are without a date. A conjecture may be hazarded that they were made much later than the foundation of the Hospital. Perhaps the School was once *exclusively* Latin, which being found useless, the *minor elements* were *exclusively* adopted. This conversion, a good, but not the best reform, has but too frequently occurred in Foundation Schools, and might be expected to suggest to those persons who profess an attachment to exclusively classical courses, a hint of the risk they run of losing them entirely, by obstinately refusing a portion of time to the minor elements.

The 6th Rule conveys a hint of another practice, which it checks, and which, when *unlimited*, seems to be of infinite mischief to schools,—the taking of pay boys, or as they are quaintly termed in the Rules, “*tablers* ;” and in connexion with Christ’s Hospital this is a remarkable rule. Once it was usual for the rich, of the highest rank, to send their sons to that School, till the masters were confined to the foundation boys. Very probably the admission of these more gainful pupils was found to deprive the free boys of their due share of attention. A reform of the same kind is recorded in Mr. Carlisle’s account of St. Alban’s School.

This point, however, does not appear to be of so much importance, as that *all* the useful courses of study should be pursued together, and that the *high expenses* of *late years* permitted in these Foundation Schools, should be diminished. With the advantage of maintenance which Queen Elizabeth’s Hospital presents, it is not very probable that candidates will fail under any circumstances ; but it is much to be desired that the truly beneficial, and best modes of education, should be established, here as well as elsewhere. The time also may not be

to the Treasurer, and the boy be furnished with one suit of apparel, two shirts, two bands, two pair of stockings and shoes.

This last rule was dispensed with by order, 1716, and the master has now ten pounds a-year allowed him for maintaining, clothing, and instructing each boy, from the Corporation, under their direction and visitation.

far distant when the system of *maintaining* boys in schools will universally be acknowledged to be injurious to the community, and when it may be thought wise to exchange the *lodging* in this School of *thirty-seven boys* for the sound education of 500, who may pass the evenings with their parents, on the plan of St. Olave's in Southwark.

The last circumstance to be noticed with respect to Queen Elizabeth's Hospital, is the removal of the boys to the Bartholomew's School-house in the last century. The progress of the boarding school system is remarkable ; *per fasque nefasque*, the object has been to make it thrive.

It is very curious that the early protectors of the Orphan's School should *forbid their own master* to "teach or entertain tablers;" obviously, that the orphans might not be injured; yet, in a few years, their "*airy and spacious hospital* * in ORCHARD-street" is taken from them, "for the better accommodation of the *boarders* of the Grammar Master," to whose "old, dark, and inconvenient situation," these orphans are sent. (See Barrett, p. 433.)

These matters deserve farther enquiry. They seem to have been hastily managed, and it is to be regretted that they were sanctioned by Act of Parliament.

* At the time this remarkable conversion took place, it is matter of notoriety, that the son-in-law of one of the Aldermen of Bristol was Master of the Free Grammar School!

THE
BRISTOL CHARITIES.

PART II.

QUEEN ELIZABETH'S HOSPITAL.

This charity derives its origin under the will of *John Carr*, of this city, the probate of which was produced to us, dated 10th April, 1586, whereby it appears, that the testator, John Carr, of the city of Bristol, gentleman, as touching the disposition of his manor or lordship of Congresbury, and of all his lands, tenements, rents, reversions and hereditaments in Congresbury, or elsewhere, in the county of Somerset, and his lands, tenements and hereditaments, in the city of Bristol; devised all those lands and tenements in the parish of Congresbury aforesaid, called Bearde; and all those lands and tenements called the wharfs, dry and salt, lying in Weeke, in the parish of Congresbury aforesaid, late in the occupation of Henry Harveye, gentleman; and all that tenement in Weeke aforesaid, then or late in the tenure or occupation of John Tuckey; and all those parcels of land or ground called Weeke mead, Weeke mill, and the twelve acres in Weeke aforesaid, adjoining to Weeke Mead, and then in his own occupation; and all the tenements in Weeke aforesaid, then or late in the tenure of Edmond Banwell; and all that ground and land in Congresbury called Pilhay, and the Wring house, and the lands, letten together, with Pilhay and the Wring house, by Dr. Owen, to certain parishioners of Congresbury aforesaid, for years; and that ground called the Harthe, then or late in the occupation of — Babor, widow; and thirty acres of land in Congresbury, parcel of the demesnes letten by him to John Errishe, for certain years yet to come; and one tenement in Congresbury aforesaid, then or late in the tenure of

Bartholomew Haggatt, to Thomas Aishe, of the city of Bristowe, gentleman; Robert Dowe, of the city of London, merchant taylor; Thomas Aldworthe, of the city of Bristowe, merchant; and John Bythesea, of Axbridge, in the county of Somerset, tanner, and to their heirs and assigns for ever; to the intent, that they and the survivor of them, and his heirs, should sell the inheritance and fee-simple of the same in fee-farm for ever, reserving to them and their heirs the rents thereafter expressed; that is to say, for the wharfs aforesaid 5*l.* yearly, and for the rest of the said lands and tenements so appointed to be sold, the old and accustomed rents or more, to the intent, that the same rents might be by them, and their heirs and assigns, employed to the uses thereafter in his will expressed; and the sale of the said lands to be by them made within three years next after his decease, or before if it might be, and the money thereof coming by the sale aforesaid, to be employed by them for and towards the payment of his debts; and the said testator, after divers devises to certain persons therein named, for their lives respectively, declared his will to be, that all the rest of his lands, tenements and hereditaments, in Congresbury aforesaid, and the profits and revenues of the same (the rent of Bearde's land excepted), and the inheritance and reversion in fee-simple of the late dissolved site and priory of Woodspring, and the demesne lands thereunto belonging, and with the same used, in as large and ample a manner as his father used the same, should be and remain to the same trustees, their heirs and assigns for ever, to the intent, that they and the survivors and survivor of them, and his and their heirs and assigns, should sell so much thereof as they thought good to pay his debts, if the lands and tenements before limited to be sold should not suffice, and afterwards, that they and he should, with the issues, rents, profits and revenues of the rest thereof, perform his last will and testament as thereafter followed; that was to say, to pay 50*l.* to his sisters and their children, for the term of twelve years, according to the will of William Carr, his father, deceased, and to pay the annuity of 40*l.* yearly, which he was bound to pay to John Rodney, and Jane, his wife, for their lives, and to pay to the mayor and commonalty of the city of Bristowe, 10*l.* yearly, to the use of the poor, according to the will of his father, and of one grant by him to the said mayor and commonalty, for performing his father's intent; and his further meaning and earnest request to the said mayor and commonalty was, that when the hospital meant and intended by that his will should be erected and founded, that then the said annuity of 10*l.* should from thenceforth be employed to the use of that hospital: and as to all the rest of the issues and profits yearly rising and coming of the said manor, lands and tenements, in the county of Somerset aforesaid, and the rents above remembered (the rent of Bearde's land excepted), the yearly rents due and payable to the Queen's Majesty, and her successors, and all lawful duties and charges going out of the said manor of Congresbury,

paid and defrayed, he devised and disposed thereof in the following words:—" My will and intent is, that the said Thomas Aishe, Robert Dowe, Thomas Aldworthe, and John Bythesea, and the survivors and survivor of them, and his and their heirs shall, for five years next after my debts and legacies paid, receive and take the whole rents, issues and profits, of all my lands and tenements to them devised as aforesaid, and which shall not be sold by the intent of this my will, and shall employ and bestow the issues and profits of all my said lands and tenements towards the payment of the yearly rents and annuities in the will expressed to be paid as aforesaid; and for and towards the charges and expenses to be by them defrayed and disbursed in and about the performance of this will, and the surplusage thereof, if any be, together with the whole issues, rents, profits and yearly revenues of all my said lands to them devised, and not sold for payment of my debts as aforesaid, shall then, after the said five years, remain, continue, and be for ever to the uses, intents and purposes as followeth; that is to say, to erect and found by due form of law in the city of Bristowe, in some convenient house and place, which the mayor and aldermen for the time being shall appoint and prepare, which I trust they will provide for, conveniently, an hospital or place for bringing up of poor children and orphans, being men children, such as shall be born in the city of Bristowe, or in any part of my manor, lands or tenements in Congresbury aforesaid, and whose parents are deceased or fallen into decay, and not able to relieve them, and for those chiefly to provide in such order, manner and form, and with such foundation, ordinances, laws and government, as the hospital of Christchurch, nigh St. Bartholomew's hospital, in London, is founded, ordered and governed, in every respect, and that to be the pattern and example for the foundation of this hospital to be now founded by my will, and to endow the said new-founded hospital in Bristowe, with the said lands thereby, to have such poor children and orphans as aforesaid brought up in such manner and form as the like be in the hospital of St. Bartholomew's* aforesaid, as far forth as the profits and revenues thereof will amount unto; and for the more perpetual and better government thereof, to dispose and appoint as law will permit and suffer: the mayor and commonalty of the said city to be patrons, guiders and governors of the same hospital, to be founded for ever, to the intent to have such poor children and orphans as aforesaid, there brought up and maintained for ever." And the said testator, after some other dispositions not relating to the said charity, and making the said Thomas Aldworthe and John Bythesea, his executors, humbly requested and desired the right honourable Sir Thomas Bromley, knight, lord chancellor of England, and Sir Edmund Anderson, knight, lord chief justice of the Common Pleas, and his trusty

* Sic in orig.

and well-beloved friends, Thomas Aishe and Robert Dowe, to be overseers of his said will, desiring them to do the best for their execution and performance thereof; and for their pains and travail therein, he gave to the said lord chancellor and Sir Edmund Anderson, 20*l.* a piece, and to his friends Thomas Aishe, Robert Dowe, Thomas Aldworthe, and John Bythesea, for their pains and travail about his will, he gave 400*l.* of current money, to be equally divided among them; and he devised and directed, that after his debts and legacies should be paid, and the five years then next following (before in his will mentioned) should be ended, that then the mayor and aldermen of the city of Bristol for the time being, should take account of the said trustees concerning the profits of his lands and tenements aforesaid, and all other their dealings and doings in and about the performance of his said will; and they thereof to make before the said mayor and aldermen a true account, they having and taking allowance of all charges, for their travail and expenses in and about the execution of his said will, the same to be allowed and audited upon account made before the said mayor and aldermen; and all such sum and sums of money as should be found in the hands of the said trustees, or the survivor of them, after the said debts and legacies paid and performed, and allowance made as aforesaid, should be and remain to the use and behoof of the said hospital to be founded as aforesaid.

An Act of Parliament of the 39th of Elizabeth, was afterwards passed, intituled, "An Act for the establishing of the hospital of Queen Elizabeth, in Bristol, and for the relief of the orphans and poor there;" which act is introduced with the following petition:—"That, whereas, upon intimation unto your Highness of a charitable mind and intent, declared in the last will and testament of John Carr, late of the city of Bristol, gentleman, and of the great charges and expenses by your said subjects disbursed for the effecting of the same, by payment of the debts of the said John Carr, and composition with Edward Carr, brother and heir of the said John Carr, to the value of 5,000*l.* and upwards; whereof one William Byrde, late mayor of the said city, gave 230*l.* over and above your said subjects long travail and labour, to erect and found an hospital for the education of poor orphans and children, in effect, according to the hospital of Christchurch in London, founded by your Highness's most dear brother, King Edward the Sixth, it pleased your most excellent Majesty, of your abundant charity and princely commiseration of the poor estate of the said orphans and children, by your Highness's letters patent, bearing date the 21st of March, in the 45th year of your Highness's most happy reign, to grant and give licence unto your said subjects and their successors, that they and their successors, within the said city of Bristol, the suburbs, or precincts thereof, might build, erect, found and establish, an hospital, for the relief, education and instruction, of such poor orphans, infants and children, or one house, or divers houses within the said city, the suburbs, or precincts

thereof, already built, might employ, convert and establish, for the same: and that the said hospital, after the same should be so founded and established, from thenceforth for ever, should be called the Hospital of Queen Elizabeth, of Bristol: and that the mayor and common council of the said city, and their successors, for the time being, after the said hospital should be founded and established, should be, and should be called, from thenceforth for ever, Governors of the Hospital of Queen Elizabeth in Bristol; and that the said governors, in deed and in name from thenceforth, should be one body corporate and politic, of themselves, to have perpetual continuance for ever, by the name of the Governors of the Hospital of Queen Elizabeth of Bristol; and the same governors of the said Hospital of Queen Elizabeth of Bristol, by the same name, have erected, ordained, made and constituted, a body corporate, and have further granted, and given licence, to Thomas Allworthe, Robert Dowe, John Bythesea, Robert Aldworthe, John Aldworthe, and John Webb, that they, or any of them, jointly or severally, seised of the manor, lauds and hereditaments, in those presents mentioned, or of any part thereof, or the survivors or survivor of them, all and singular, the manor, lands, tenements, reversions and hereditaments, in Congresbury or elsewhere, in the county of Somerset, and within the city of Bristol, which at any time before were the manor, lands and tenements, or hereditaments, of the said John Carr, by one or more conveyances might give, grant or convey, unto the said governors of the hospital aforesaid: to hold to them and their successors for ever, to the maintenance and sustentation of the said poor infants, orphans and children; and that they, the said governors, the said premises, with the appurtenances in Congresbury, or elsewhere in the county of Somerset, and in the city of Bristol aforesaid, might purchase and hold the same to them and their successors, to the uses and intents aforesaid: and in consideration that the said governors of the said hospital, and their successors, might then after daily increase the number of the poor orphans, &c. to be relieved and sustained within the said hospital, your Majesty hath further granted and given license to the said governors, to take conveyances of messuages, lands, &c. to the value of 120*l*.: and whereas, your said subjects have, according to the said letters patent, founded, erected and established, an hospital for such poor orphans, infants and children, to be brought up and instructed in that their great capital messuage or mansion-house, of the late hospital, or house of Billesweeke, otherwise called the Gaunts, situate and being within the suburbs of the city of Bristol, and in all houses and buildings, to the said great capital messuage or mansion-house, appertaining, heretofore, amongst other things, granted to your said subjects, and their successors, for ever, by your Highness's renowned father, King Henry the Eighth: and whereas, the said Thomas Aldworthe and others, have, by their indenture, granted, enfeoffed and confirmed, unto the said governors and their successors for ever, the said

hereditaments and premises in Congresbury and Bristol aforesaid, which were the aforesaid John Carr's, to the maintenance and sustentation of the said hospital, according to the true intent and meaning of the last will and testament of the said John Carr, and the effect of your Highness's letters patent, by virtue whereof the said governors now are, or ought to be seised, as in the right of the said hospital, of and in the said manors and other the premises, to the intent and purpose aforesaid: and whereas, Anthony Standbank, late of the said city of Bristol, by his last will, bearing date the last day of May, 1587, and in the 29th year of your Highness's reign, did give and devise unto his wife, Catharine Standbank, all his lands, tenements, rents, reversions and hereditaments, lying within the city of Bristol, in the county of Bristol, and in Temple-street and St. Nicholas-street, there and elsewhere, within the realm of England, for her life; and after her decease, his will was, that all his said hereditaments should remain for ever to the use of the orphans and fatherless children, as it was devised by the said John Carr, for an hospital, to be erected within the said city. May it, therefore, please your Royal Highness, for the better perfection and assured establishment of the said hospital, that by your Highness, with the assent, &c. your Highness's said letters patent, and all and every the grants and things contained and expressed, be confirmed; and that it be enacted by the authority aforesaid, and the said great messuage or mansion-house, and other the premises so employed, erected and established, as aforesaid, may be for ever established to the said governors and their successors, to be converted and employed as aforesaid: and that the said governors, and their successors, may for ever hereafter quietly have, hold, possess and enjoy, as well the said manor of Congresbury, with the appurtenances, and all and singular other the premises to them conveyed; as, also, all the lands, &c. devised by the will of Anthony Standbank, without any let, interruption, charge, eviction or incumbrance, from any of the heirs of the said John Carr, Edward Carr, Anthony Standbank, or any person or persons claiming under them, in as ample, large, and in the same manner and form, as your Highness, your heirs and successors, or the said other person and persons, bodies politic and corporate, their heirs and successors, should have and enjoy, or, of right, ought to have and enjoy the same, if this act had never been made." The statute, besides the provisions for carrying the objects of this petition into effect, contains some special powers to the mayor, recorder and aldermen, of the said city, or any four of them, for the time being, to compel any person or persons, put in trust with respect to any part of the hospital property, duly to account for the discharge of such trusts, and to compel every remiss, negligent and obstinate person or persons, so put in trust, by imprisonment or otherwise, to conform himself or themselves to such said order, to be made for the relief of the poor, and for other the said charitable uses.

What is now the Grammar School, was formerly held on the premises originally the hospital of Saint Bartholomew, or on the site of those premises situate in and near Christmas-street, in the parish of Saint Michael; but about the year 1769, Queen Elizabeth's hospital being thought to be much more convenient and proper for the said school establishment, was converted by the corporation to that purpose, and the charity of Queen Elizabeth's hospital was removed to the place where the Grammar School was formerly carried on: for authorising which exchange of situation, an Act of Parliament was obtained in the 9th year of George III, intituled "An Act to enable the corporation of the city of Bristol to exchange the building of the hospital, called Queen Elizabeth's Hospital, for the building called Saint Bartholomew's, in the said city, and for altering the times for holding Bristol fairs;" which act recites, that it would be of great reciprocal convenience and advantage that such exchange should be effected. The hospital of Queen Elizabeth, accordingly, now stands in Christmas-street, at the foot of Saint Michael's-hill.

The property now belonging to this charity, agrees in description with the hereditaments devised for that purpose by the will of John Carr. The governors of the hospital are proprietors of the manor of Congresbury, and of a considerable estate there, which, according to the evidence of the chamberlain, and others, examined by us, does not seem to be less in extent than it anciently was, nor otherwise altered, than by exchanges or allotments under enclosure acts. An act for dividing and enclosing the waste lands of this parish, passed a few years ago, under which the governors received certain allotments, in respect of their old enclosures. The estate derived under the will of Anthony Standbank, mentioned in the act 39th Elizabeth, before referred to, consists entirely of houses in Bristol, and the particular premises can be accurately ascertained. Two of these houses are situate in Temple-street, and let to tenants at will; and two other houses are situate in Saint Nicholas-street, in the said city, and let respectively on leases for lives. The oldest rental relating to this property in the books of the Corporation, appears to be one of the date of 1700, in which the property under Standbank's will, is stated to consist of "two messuages, two gardens, three shops in the front, situate in Temple-street, besides that shop which Mr. Cary has on his own free lands, and also a messuage and cellar in Saint Nicholas-street," then held upon lives. By a rental of 1739, contained in the book of charity rentals, this property is identified by the description of two houses and gardens in Temple-street, and two tenements in Saint Nicholas-street, which may be considered as answering to the house and cellar mentioned to be there situate in the older rental.

The governors have also the property of a messuage or tenement in Baldwin-street, as belonging to Queen Elizabeth's hospital, which is now upon lease for lives; also three tenements

upon Redclift-hill, now held under lease for 99 years, commencing from the 29th September, 1747, made by an indenture, bearing date 15th November, 1747, between the governors of the hospital of Queen Elizabeth, of the one part, and John Tagg, of the city of Bristol, of the other part, the rent of which is 6*l.* 10*s.*; also another house on Redclift-hill, now held under lease for 14 years, which will expire the 29th September next, at a rent of 20*l.*; of which premises in Baldwin-street, and Redclift-hill, they have been in possession, and received rent as far back as their books go, though they are unable to say how their title is derived.

They are, besides, in the enjoyment of a fee-farm rent of 5*l.* per annum, payable out of a house in Baldwin-street; their title to which stands upon the same ground of long possession as the property just enumerated.

Besides those above-mentioned, six tenements, or dwelling-houses, in Bristol, came to the governors of this hospital, by the gift of Alderman Barker, in the year 1658. In the book of charitable donations, a full entry appears of this gift, which was by feoffment, dated 27th August, 1658, whereby the said Andrew Barker, conveyed to the Corporation of Bristol, the six messuages therein described; to hold upon trust, that they should by, with, and out of the rents, issues and profits of the said premises, and out of or by means of the sum of 100*l.* by him also given to the said corporation thereafter, once in every two years at the least, or oftener, as they should see cause, dispose of, and place apprentices, one or more poor boys to be taken out of Queen Elizabeth's hospital, to fitting trades within the said city of Bristol, the nomination of which said hospital-boys to be apprenticed, and the designation, direction, and appointment of them to their several trades, was thereby reserved and limited to the said Andrew Barker, during his life, and from and after his decease, to the mayor and aldermen of the city of Bristol, for the time being; and it was further declared, that the said mayor and aldermen should not, nor would make or grant any lease or leases, estate or estates, of, or in the said tenements and premises, or any part thereof, for any longer term than 21 years, or three lives in possession, reserving as much yearly rent, or more, as was then respectively reserved for the same; and that they the said trustees, should, and would, from time to time, for ever thereafter, dispose of, employ, and bestow, as well all and every such fine and fines, as should be made or raised by grants of any lease or leases, estate or estates of the said tenements and premises, or any part thereof, as also all the rents and revenues of the said tenements and premises, to the uses aforesaid. These six tenements are still in the possession of the governors of the hospital; one in the Old Market, a substantial dwelling-house, three others in Temple-street, and two in Saint Peter-street.

The governors also hold some property situate in the parish of Winterbourne, purchased with a sum of 1,000*l.* given by

Lady Mary Ramsey, "to be employed towards the hospital," to which sum 450*l.* of the corporation money was added, to complete the purchase.

The deed by which this property was purchased and conveyed to the governors, being a deed poll, bearing date the 22d of March, 1609, was produced, whereby certain persons therein named, conveyed to the mayor and aldermen of the city of Bristol, all the nine messuages or tenements, with the appurtenances therein mentioned to be in the tenures of the several persons therein named, situate, lying and being in the parish of Winterbourne, in the county of Gloucester; and some time parcel of the lands and possessions of the said late dissolved wardenship and chantry of Saint Michael, within the church or parish of Winterbourne aforesaid, with all and every their rights, members and appurtenances.

It appears by a book containing the reports of the transactions of a committee that sat between the years 1737 and 1779, that it was Lady Ramsey's money, with the addition made to it by the corporation, that was laid out in the purchase of this property in Winterbourne. As it appeared from the said committee-book, that the sum added to Lady Ramsey's gift for completing the purchase of the Winterbourne estate; was 450*l.* of the corporation money; and, as in Barrett's History of Bristol, p. 377, we had observed it to be stated, that John White gave 10*l.* in 1596; John Aldworthe, 50*l.* in 1598; and Mrs. Ann Colston, 200*l.*; which, *with 200*l.* out of the chamber*, and the 1,000*l.* by Lady Ramsey, purchased the estate at Winterbourne; we were desirous of having this difference between the two statements, if possible, cleared up, and obtained from the chamberlain of the corporation the following explanation:—

With respect to the 200*l.* stated by Barrett, to have been given by Mrs. Ann Colston, the difference may be thus explained. It appears by the report of the committee, that on inspecting their annuities, they found that Mrs. Ann Colston gave 200*l.* to the mayor and commonalty, on the 10th February, in the 45th year of Queen Elizabeth, to pay 12*l.* a-year; viz. 4*l.* to Queen Elizabeth's hospital; 4*l.* to the Merchant Tailor's almshouse; and 4*l.* to the almshouse on St. James's Back, which sum was continued to be paid (meaning the 4*l.* per annum to Queen Elizabeth's hospital) until the purchase of the 97*l.* a-year rents in Winterbourne; and the committee conceived, according to their best enquiry, that the said sum of 200*l.* given by Ann Colston, was part of the said purchase-money, paid for that estate, assigned by them to the hospital, and that therefore only 8*l.* per annum had been charged in the accounts of the said hospital, since the year 1647; so that it is presumed the governors considered themselves as having purchased a right to the disposition of the 200*l.* by continuing to pay 8*l.* a-year to the other objects mentioned by Mrs. Ann Colston, and to have merged the annual payment to the hospital in the appropriation of the whole sum.

With respect to the 50*l.* said in Barrett's history to have been given by John Aldworthe, a minute appears in the common council book, which, though it does not clearly explain how that 50*l.* could be considered as the corporation's own money, yet makes it probable that the right of disposing of it was the result of the arrangement then recorded. The minute is to the effect following:—"It is agreed, that Mr. Thomas Aldworthe, a member of common council, shall be dispensed for the two years next ensuing, not to be of the common council, so as he do release the condition mentioned in the will of Thomas Aldworthe, late one of the aldermen of the said city, touching the sum of 50*l.* given to the hospital of Queen Elizabeth, of Bristol, and so as the governors of the said hospital, and their successors, may have the benefit of the same gift of 50*l.* and enjoy the same absolutely and without any condition whatsoever."

Concerning the 10*l.* said in Barrett's history to have been given by John White, no notice whatever is found in any of the books of the corporation; so that the probable inference is, that the application of it was made at the time it was given. The committee-books above referred to, were produced and inspected.

The property at Winterbourne, at present, consists of nine different farms or holdings, containing together about 280 acres, as appears from a survey taken in 1781. In the same survey, it appears by a memorandum at the foot of the account of the lands at Winterbourne, that there had been several encroachments then lately made on the commons of Winterbourne, to recover which, the governors did not think it at the time worth the expense of the legal proceedings which would have been necessary for that purpose. They have, in some instances, abated these encroachments; and there is now a bailiff appointed to go over these lands, and report from time to time, any trespasses or conversions of the property. These encroachments have been confined to the wastes, and have not been considerable.

By an indenture, bearing date the 23th February, 1692, made between Edward Colston, of the city of London, merchant, of the first part; the governors of the hospital, of the second part; and the master, wardens, assistants and commonalty of merchant adventurers of the city of Bristol, of the third part; it is witnessed, that the said Edward Colston did thereby grant, bargain, sell and release to the said governors, and their successors and assigns for ever, all that messuage or tenement, with the appurtenances newly erected by John Dute, gentleman; and also all those several pieces, closes and parcels of land thereto belonging, or therewith then used or enjoyed: viz. a close called Eastovers, containing by estimation, 13 acres; another close called Drawland's Mead, containing by estimation, six acres; another close called Drawland's Upper Ground, containing by estimation, 12 acres; another close, called the Widow Woodhall's, containing by estimation, seven acres; another close, called Rooms, containing by estimation, three acres; a parcel of land lying in

Old Field, containing by estimation, three acres; another close, called the Widow Dale's; another parcel of land, lying by Bickle-street, containing by estimation, two acres; another close, called the Hambe, containing by estimation, one acre; another parcel of land lying by Horse Castle, commonly called Farthing's Pill, containing by estimation, one acre; one other parcel of arable land, in Whore Field, containing by estimation, two acres; another parcel of meadow, called Ditland, containing by estimation, one and a half acre; another parcel of pasture, in Little Woolfield, containing by estimation, two and a half acres; another parcel of meadow, in West meadow, containing by estimation, one acre; another parcel of ground in Standing Pill, containing by estimation, half an acre; another parcel of pasture in Horse Croft, containing by estimation, two acres; another parcel of land in Twickens, containing by estimation, half an acre; another parcel of pasture, in Great Woolfield, containing by estimation, two acres; another parcel of pasture in Old-field, containing by estimation, seven and a half acres; and one other parcel of land at the quarry pits, containing by estimation, half an acre; all which said messuages, lands and premises above-mentioned, were situate in the parish of Yatton, in the county of Somerset; and also all that one messuage or tenement, with the appurtenances, and 21 acres, by estimation, of land, meadow, and pasture; all which said messuage, lands and tenements, are situate in the parish of Congresbury, and were theretofore parcel of the manor of Congresbury aforesaid, and were formerly part of the possessions and hereditaments of William Carr, late one of the aldermen of the city of Bristol, and of John Carr, his son, or one of them, except and reserved out of the said grant and release, two acres of meadow and pasture, called King's-hay, and two other acres of meadow and pasture, called Brown's; to hold unto the said governors, their successors and assigns, for ever, upon the trust and confidence thereafter expressed; and it was thereby agreed, by and between the parties to the said indenture, that the said messuages and hereditaments thereby granted and released, were so granted and released, that they, the said governors, their successors and assigns, should hold the said premises upon trust; that they, by, with, and out of the rents and profits arising from the said premises and other the income and revenues of the said hospital, should, in the said hospital messuage, maintain and educate six boys, to be added to the number maintained in the said hospital, and to be from time to time, as often as any vacancies should happen, elected and placed therein, to be maintained, educated, and apprenticed in the same manner as the other boys in the said hospital; 10*l.* to be given and paid with each such boy to bind him apprentice, as the gift and benefaction of the said Edward Colston, over and above the 30 boys formerly in and belonging to the said hospital, making in all the number of 36 boys, besides what should thereafter be added by increase of the income and profits of the said hospital, or from other sources; all which

boy and boys so to be chosen and put in, were to be sons of free burgesses and citizens of the said city of Bristol, none other than sons of such burgesses to be capable of such election: provided, that in case the governors should at any time lessen the number of 36 boys, whereby the charity thereby given should be neglected or suspended, and not filled up or supplied within the space of three calendar months, after request in writing made to them by the said Edward Colston, in his life-time, or by the said master, wardens, assistants and commonalty of merchants adventurers in Bristol, after his decease, or left for the said governors, with the mayor of the said city of Bristol for the time being; that then and in such case, it should be lawful for the said Edward Colston, during his life, and for the said society of merchants adventurers, after his death, to enter into the said premises, and apply the profits thereof to the almshouse or hospital erected by the said Edward Colston, in the parish of St. Michael, in Bristol, if the said society of merchants adventurers should find the same needful, or otherwise to be applied, in addition of more poor mariners maintained in the almshouse belonging to the said society of merchants adventurers, commonly called the Merchants Almshouse, in Bristol; and forasmuch as the said governors, till breach of the said condition, would have power to grant estates for lives or years, and take fines for so doing, which might after breach of the said condition become disputable, and it being apprehended, for the benefit of the said charity that such estates should be granted, and therefore ought to be supported; it was thereby agreed and declared, that all leases of estates made by the said governors, not exceeding three lives, or years determinable on three lives, or for 21 years, or any lesser term absolute, precedent to the breach of the said condition, should be good and effectual, although the said condition should be afterwards infringed.

It appears that the quantity of this property in Yatton, so given to Queen Elizabeth's hospital by Edw. Colston, amounted in the whole to 68 acres, by estimation; but that the same, according to the present rental, and some recent surveys, now consists of 61A. 1R. 17P. the difference between the two amounts being probably to be accounted for by the usual difference between estimated and statute acres. There appears no ground for supposing, that any part of this property has ever been alienated.

There are also some fee-farm rents received by this hospital, out of certain tenements and hereditaments in Winterbourne, which amount together to the annual sum of 8*l.* 16*s.* It appears, that the governors of the hospital derived these rents under a conveyance made to them by indenture, bearing date the 28th September, 1700, from the mayor, burgesses and commonalty of the city of Bristol, to whom the same had been previously conveyed by certain commissioners or trustees under the crown, for the sale thereof. This indenture was produced; by the recitals and witnessing part of which, it appears, that the amount of the

fee-farm rent, as originally granted by the crown, and which was afterwards conveyed to the corporation of Bristol, and from them to the governors of this hospital, was 14*l.* 18*s.* 2*d.* and the reasons given for its now only amounting to 8*l.* 16*s.* were as follows :—That some of the property then belonging to the corporation, was liable and contributory to this rent; and that it was agreed, that all rents payable by the chamber of Bristol out of any part of the lands charged therewith, should not continue to be payable, but should merge and become extinguished; it is therefore presumed, that this reservation and exception out of the rent or rents thereby granted, reduced the amount on a principle of apportionment, to the annual sum of 8*l.* 16*s.* It is further to be observed, that in an old account book of the treasurer of Queen Elizabeth's hospital, commencing in 1691, there is in folio 57, an item, expressing the amount of the fee-farm rent purchased, to be 14*l.* 18*s.* 2*d.*; and in an item, in folio 62, that the first receipt under the purchase of the rent, was only 8*l.* 16*s.* and that has continued to be the amount invariably ever since.

James Gollop, of the city of Bristol, soap-maker, by his will, dated 4th September, 1710, devised as follows :—“ I give and
 “ bequeath unto my wife, all and singular my lands, tenements,
 “ and hereditaments whatsoever, situate lying and being in the
 “ parish of Siston; as also two pasture grounds lying at Stowick,
 “ in the parish of Henbury, and both of which are in the county
 “ of Gloucester; as also the house I now live in, it being pur-
 “ chased of Mrs. Susanna Lane, situate and being in Horse-
 “ street, in the parish of St. Augustine, in the city of Bristol,
 “ with their and every of their appurtenances, for her life; and
 “ from and after her decease, I give all the same lands, tene-
 “ ments, and hereditaments, to the governors of the hospital,
 “ situate near the College-green, in Bristol, founded by Queen
 “ Elizabeth, and commonly called or known by the name of
 “ Queen Elizabeth's hospital, and to their successors, for ever,
 “ upon trust, that they should and would, out of the rents and
 “ profits of the same, keep and maintain within the said hospi-
 “ tal as many poor boys as the same would suffice to keep and
 “ maintain, for ever; one of which said boys to be had always
 “ out of the parish of Netherbury, in the county of Dorset; the
 “ rest I desire may be elected, from time to time, out of the
 “ parishes of St. Nicholas, St. Thomas, and St. Augustine, in
 “ Bristol, if they may be there had; if not, then out of such
 “ other parishes within the said city of Bristol, as the governors
 “ of the said hospital shall think most fit. I desire that my te-
 “ nement at Siston may have not less than 40*s.* per annum, in
 “ soil, to keep up its goodness, for it will go to decay without
 “ such help.”

The lands and tenements supposed to be derived under the will of James Gollop, consist of a house, and about fifty acres of land, in the parish of Siston; which appears fully to answer what was described in the said will. The governors have also

about fifteen acres of land at Stowick, in the parish of Henbury, under the same will; likewise a house in Horse-street, in the parish of St. Augustine.

The governors have likewise property, purchased with money, the gift of Mr. Samuel Hartnell; which purchase was made by an indenture, produced to us, dated 16th August, 1716, made between Grace Lawford, and others of the first part; Ann Hartnell, of the city of Bristol, widow of the said Samuel Hartnell, of the second part; and John King, and others (the mayor and certain aldermen therein mentioned, of the city of Bristol), of the third part; reciting, that the said Samuel Hartnell, on his death-bed, by word of mouth, had directed or desired the said Ann Hartnell, his wife, to lay out the sum of 700*l* in some short time after his death, in the purchasing some lands in fee; to the intent that, during her life, she should have and receive all the rents and profits thereof to her own use; and that from and after her decease, the profits thereof should go and be to and for the maintaining, from time to time, for ever, three poor boys, in a certain hospital, called Queen Elizabeth's hospital, situate within the city of Bristol; and also reciting, that the said Ann Hartnell had lately contracted and agreed with the said Grace Lawford, for the purchase of the several closes of meadow and pasture ground thereafter mentioned, for the sum of 700*l*., and by that deed intended that the same should be settled pursuant, or as near as might be, to the direction or design of the said Samuel Hartnell; it is witnessed, that the said Grace Lawford, for the considerations, and with the consent therein mentioned, granted, enfeoffed and confirmed unto the said mayor and aldermen, all that close of meadow or pasture, commonly called by the name of the Upmarsh, containing, by estimation, 12 acres; and one other close of meadow or pasture ground, called Oxen Lease, containing, by estimation, 8 acres; which said premises are situate and being within the manor and tithing of Northwick and Redwick, within the parish of Henbury aforesaid, and were formerly in the tenure of Thomas Lawford, deceased, with all the appurtenances to the said closes belonging; to hold to them and their heirs, to the use of the said Ann Hartnell, during her life; and after her decease, to the use of them the said mayor and aldermen, their heirs and assigns, for ever, upon trust, and to the intent and purpose, that they the said feoffees, their heirs and assigns, should, after the decease of the said Ann Hartnell, choose three such poor boys, and in such manner as was thereafter mentioned; viz. two poor boys, each of them of an age not under eight, nor exceeding eleven years, from out of the parish of St. Augustine, and one other poor boy, within the same age, from out of the parish of St. John, within the said city, should place them in the hospital, called Queen Elizabeth's hospital; to continue there until their attaining their respective ages of 16 years, or being placed out, as was thereafter mentioned, and to be educated and instructed in such things and inanner as should be most agreeable to their respective capacities

and geniuses, and as might most tend to the making of them useful to themselves and their country, and should appropriate the rents and profits of the said premises to the maintenance of the said three boys in convenient meat, drink, washing, lodging and apparel, and at the ages of 15 or 16 years, place them out apprentice to some handicraft trade in the city of Bristol, or some employment at sea, the expense whereof should not exceed the sum of 10*l*. with a direction to fill up the vacancies, as they should occur, by new boys, chosen out of the said respective parishes of St. Augustine and St. John, in the manner and proportion before mentioned, with power to remove and displace such boys as should misbehave themselves, and to supply others in their room; it was also provided, that when it should happen that the feoffees, parties to those presents, should, by death, be reduced to the number of two, then two such surviving feoffees, or their assigns, should convey the trust premises unto the mayor, burgesses and commonalty of the said city of Bristol, and their successors, for ever, upon the trusts and for the uses before mentioned.

The governors have two pieces of land, called Upmarsh and Oxen Lease, both lying in the parish of Henbury, containing about 28 acres, which appear to embrace the whole of the property derived under the above conveyance, from Grace Lawford. This property was afterwards conveyed, according to the directions in the last-mentioned deed, to the mayor, burgesses and commonalty of Bristol, upon the trust therein mentioned, by deeds of lease and release, the release dated 26th May, 1735, which were produced.

The hospital site, and what may be called the hospital estate, consisting of a certain range about it, were granted, by the corporation of Bristol, to the governors of the hospital, by an indenture, dated 20th August, 1717, made between the mayor, burgesses and commonalty of Bristol, of the one part; and the governors of the hospital, of the other part; whereby reciting, that King Henry VIIIth had granted to the said mayor and commonalty all that house and site of the late hospital, or house of St. Mark, of Bilswick, otherwise called the Gaunts, near Bristol, and the church and church-yard, and other land thereto belonging, in Bristol aforesaid; to which said hospital and premises the said King had become entitled upon the dissolution of the same, and by virtue of a surrender thereof to his said Majesty; also reciting the letters patent of Queen Elizabeth above mentioned, granting permission to the corporation to erect and found the said hospital, and making them governors, and incorporating them as such, in manner aforesaid; and reciting, that some time after the death of John Carr, the corporation of Bristol did so settle matters with the representatives of the said John Carr, that the said hospital of Saint Mark and Gaunts, excluding the church, was, by permission and license, but not by any grant or conveyance, which did then appear, appointed to be the hospital house, or place of abode, residence and edu-

cation of the poor children and orphans, to be maintained and educated out of the residuary profits of the said manor of Congresbury, which, after the payment of debts, and other incidental charges of the said John Carr, appeared, notwithstanding, to be very small, and not sufficient to maintain, educate and bind apprentice above the number of 10 poor boys, or orphans, or thereabouts, which number, nevertheless, since that time, by the charities and bounties of several well-disposed persons of old times, and of late of Edward Colston, Esq. and Mr. James Gollop, and more especially by the extensive charity of the mayor and commonalty of Bristol, was then augmented to the number of 45; but the same ancient house or hospital being ruinous, and not sufficiently convenient for the reception and entertainment of so great a number of poor children and orphans, the mayor and commonalty, and the governors of the said hospital, did, in or about the year 1704, agree, that the said ancient house and hospital should be wholly pulled down and demolished, which was accordingly done; and with the materials arising therefrom, and with the charitable gifts of several well-disposed persons of Bristol, a stately and magnificent house or hospital, sufficient for the reception of two masters and their families, and above 100 poor boys and orphans, was erected and finished in the room and stead thereof, in the year 1706; since which time, the said mayor and commonalty, taking into consideration, and having the example of their predecessors also in their view, that it was a duty owing to God, incumbent upon corporations and communities, as well as private persons, to extend their charities for the benefit of the poor; and considering that the maintenance and education, and putting apprentice boys born within the city of Bristol, was a proper object for the said mayor and commonalty to extend their charity upon; and there being a place contiguous to the said hospital, commonly called the hospital orchard, of a very large extent of ground, situate in the parish of St. Augustine, in the said city; which being built upon with good substantial houses and streets, might, by the rents and other profits arising from such buildings, yield a good annual revenue, besides other improvements; and having appointed a committee of the common council, for allotting the said ground into proper methods, for building on the same in the most substantial, beneficial and convenient manner, who had made their report to the common council aforesaid; to which report the said common council had agreed, and had ordered, that all the said hospital orchard should be built upon pursuant to that report, to the intent, that the said new erected house or hospital might be, and for ever continue to be, called the Hospital of Queen Elizabeth, in Bristol, and remain and be an hospital, house and habitation for the masters, their families and servants, and for such poor children as then were, or should thereafter be, lawfully chosen, according to the constitution of the said hospital, into the same; and that the court adjoining to the front of the said hospital house, and the yard or outlet backwards,

lying behind the said hospital house, lately separated by a wall from the orchard before mentioned, might for ever be occupied and enjoyed together with the said hospital house; and to the intent, that the said orchard, called the hospital orchard, and all buildings that should thereafter be erected thereon, might be enjoyed, and the rents and profits thereof received and applied to and for the use and benefit of the said hospital, in such manner as the governors of the said hospital should from time to time direct, order and appoint, according to the good intent of the said Queen Elizabeth, and the several founders thereof, and donors and benefactors thereto; it is witnessed, that the said mayor, burgesses and commonalty, for the considerations aforesaid, and also in consideration of the rent thereafter reserved, to be yearly paid by the said governors or treasurer of the said hospital, to the chamber of the said corporation, granted, released and confirmed, all the premises above mentioned to the governors of the said hospital; to hold to them and their successors, for ever, to the only uses and purposes aforesaid, yielding and paying, for ever, to the chamber of the said city, the rent or sum of 26s. 8d. with a power to enter and distrain for the same. The same deed also contained a covenant, on the part of the governors, to keep the premises in repair; and a proviso, that in case of their alienating or diverting the rents and profits of the hospital premises; or, if the hospital premises should be suffered by them to become ruinous or decayed, and to continue so after six months notice, that then the mayor, burgesses and commonalty might re-enter upon, and keep possession of, the same premises to their own use.

Some few gifts to this hospital remain yet to be noticed.

The first is a gift by a Mr. *William Bird*, which is mentioned in the book containing the report of the committee in the following terms; that Mr. William Bird, formerly mayor of the city of Bristol, gave 500*l.* in his life-time towards the founding and erecting the hospital of Queen Elizabeth.

At the end of an old book, importing to be a survey of Congresbury, there is a list, dated 26th September, 1589, recording the benevolence of the inhabitants of Bristol towards the erection of the hospital, specifying donations of various amounts, which, it is to be presumed, were applied to the purpose intended at the time they were contributed; but it may be proper to specify a donation by William Bird, of 530*l.* and another of 50*l.* by *Robert Dowe*, mentioned in that list, because there are at present, and have always been, three boys in this institution, called Bird's boys, wearing the badge of W. B.; and one child, called Dowe's boy, distinguished by a badge of R. D. It is probable that William Bird gave 500*l.* at one time, and 30*l.* at another; and Robert Dowe, 50*l.* at one time, and a sum or sums afterwards, making the total of his gifts 100*l.* as the report of the committee mentions William Bird to have given only 500*l.* and states Mr. Robert Dowe to have given 100*l.*: some mistake may naturally have been made in respect to the exact amounts,

as it appears by the report of the committee, that there were no writings in existence, at the time of that report, relating to either of them.

By the same report of the committee it appears, that there was a sum of 400*l.* paid by Ralph Farmer, as the executor of *Thomas Farmer*, into the chamber of the city of Bristol, to pay 20*l.* a-year for the placing out of Queen Elizabeth's hospital, yearly, two boys apprentices; and the report records, that the said payment of 20*l.* a-year had been continued since the year 1678.

There is an ancient book belonging to the corporation, called the Bond Book, and numbered 1, containing copies of securities, and other like instruments, among which is a copy of a deed poll, dated the 10th day of April, in the 21st year of the reign of Charles the II^d (1669), whereby reciting, that Thomas Farmer, by his will (date not mentioned), gave to the hospital called Queen Elizabeth's hospital, the sum of 20*l.* a-year, for ever, for the better placing out yearly of two such of the boys, in whom most of God and towardliness should be observed; and that, after some other bequests of a charitable nature, he gave to his executor the sum of 700*l.* to be put into the chamber of Bristol, or otherwise secured, desiring his executor to see the same faithfully performed; of which said will he had made his brother, Ralph Farmer, his executor, who had proved the same; the mayor, burgesses and commonalty acknowledged the receipt from Ralph Farmer, of the sum of 400*l.* in money; part of the said 700*l.* to be laid out in the purchasing of 20*l.* a-year, for the purpose aforesaid; and they thereby covenanted with the said Ralph Farmer, that the said 400*l.* should, with all manner of care and convenient speed, be issued out and disposed of in the purchasing of a parcel of land, or a rent-charge of 20*l.* a-year, for ever, for the purpose aforesaid.

This 400*l.* was never laid out in the manner mentioned in the said deed poll, the corporation of Bristol considering it to remain secure upon their own responsibility, in virtue of the said bond. It is to be presumed that such bond was executed, as it appears by the copy to have been sealed with the corporation seal.

By indenture, dated 24th July, 1812, between Samuel Gardiner, of Coombe-lodge, in the county of Oxford, of the one part, and the governors of the hospital of Queen Elizabeth, of the other part, reciting the will of John Carr, and other matters relating to the foundation and establishment of the said hospital; and that the said Samuel Gardiner, being seised in fee of the land and premises thereafter described, had offered, and proposed to grant and convey the same to the governors of the said hospital, for the benefit thereof, upon condition of their entering into the covenants thereafter contained; it is witnessed that, for the nominal consideration therein contained, the said Samuel Gardiner granted, bargained and sold, all that one close of pasture ground, containing by estimation four acres, being part and parcel of a ground called Dilfield, situate, lying

and being, in the parish of Congresbury, in the county of Somerset, bounded on the east side with ground formerly in the several holdings of John Norcot and James Hunt, a bye-way there on the westward side, the King's highway there on the northward side, and a parcel of ground, theretofore of John Crossman, yeoman, on or near the south side, and was formerly, in the tenure of Henry Cross, as tenant to one Wm. Ford; and, also, all that other close, piece or parcel of ground, containing, by estimation, seven acres, commonly called, or known, by the name of York's Leaze, also in the said parish of Congresbury, formerly in the tenure or occupation of the said William Ford, and bounded on the north and west parts thereof with a lane that leads to Duckston, on the east with a ground formerly John Ford's, and on the south with grounds formerly of Dr. Watts; to hold the same to the said governors of the hospital, and their successors, for the use of the same hospital: and the said governors did thereby covenant with the said Samuel Gardiner, his heirs and assigns, that they, the said governors, should and would, from time to time, and at all times thereafter, elect, maintain and educate, one boy in the said hospital, in addition to the present, or any future number of boys which then were, or should be, maintained and educated in the said hospital; and that such additional boy should, during the life-time of William Weare, of Leigh, in the county of Somerset, Esquire, be nominated and appointed by him, the said William Weare, as often as any vacancy should occur; and that, after the decease of the said William Weare, such additional boy should, during the life of Henry Weare, of Clifton, in the county of Gloucester, Esquire, be nominated and appointed by him, the said Henry Weare, as often as any vacancy should occur; and from and after the respective deceases of those two persons above named, the boys should be chosen and nominated in like manner as the other boys are chosen by the said governors.

These 11 acres, derived under the indenture last abstracted, are in the possession of the governors, and complete the enumeration of the particulars of their landed property.

Their funded property remains to be described.

They have one-fourth of 4,575*l.* four per cent. annuities, to which they have become entitled in manner following:—

By an indenture or deed of gift, which was produced, bearing date 3d August, 1819, and made between Richard Hughes, of Ilfracombe, of the one part, and the mayor, burgesses and commonalty, of Bristol, of the other part; reciting, that the said Richard Hughes was possessed of the sum of 4,575*l.* four per cents., and being desirous of settling the same as after-mentioned, had transferred the said sum to the mayor, burgesses and commonalty, of the said city; it is witnessed, covenanted and declared, between the parties, that the said sum of 4,575*l.* four per cents. was so transferred, upon trust, that they, the said mayor, burgesses and commonalty, should receive the dividends, and pay the same to, or empower the said Richard Hughes to

receive the same during his life; and after his decease should, out of such dividends, pay to Grace Tucker, the said Richard Hughes's housekeeper, an annuity of 20*l.* for her life, and should, subject to the said annuity, apportion the dividends into 12 equal parts, and pay three-twelfth parts of such dividends unto the governor of Queen Elizabeth's hospital, in Bristol, to be applied for that charity; three other twelfth parts to the trustees of the Red Maids School, in Bristol; two other twelfth parts of such dividends to the trustees of the Asylum for Poor Orphan Girls, near the said city; two other twelfth parts to the trustees of the Stranger's Friend Society; and the remaining two twelfth parts to the trustees of the school, called the Benevolent Society, in the parishes of Saint James and Saint Paul's, for the promotion of religious, moral and industrious habits, in the children of the poor; with a proviso, that if the said Grace Tucker should not be living in the service of the donor, Richard Hughes, at the time of his death, no annuity should be paid to her, but the whole of the dividends should go to the several charities in the proportion aforesaid: also, it was declared, that if any one of the other charities above-mentioned should at any time cease and be discontinued, that then the proportion payable to such charity, should also be discontinued to be paid to the said charity, and be in future paid to the two of such last-mentioned charities as should remain, equally to be divided between them; and that if any other of the three last-mentioned charities should at any time thereafter be discontinued, so that only one of the said charities should remain and continue, then, in such last-mentioned case, the whole proportion, as well original as accruing, of such charities which cease and be discontinued, should be paid and applied in such manner as the original and accruing share of such continuing charity was thereafter directed to be applied; and that, if the whole of the said three last-mentioned charities should cease, or be discontinued, that then the whole of the said six-twelfth parts of the said dividends were to be paid to the trustees or managers for the time being, of the Bristol Infirmary, to be applied to the general purposes of that charity.

The dividends of the share of this stock, belonging to the hospital of Queen Elizabeth, are, 45*l.* 15*s.* per annum; out of which, the governors are to pay 5*l.* per annum, being the proportion due from them to Grace Tucker, who is still living, and entitled to the annuity of 20*l.* for her life, leaving their present income under this donation, 40*l.* 15*s.* The whole sum of 4,575*l.* stock remains vested in the names of the mayor, burgesses and commonalty. Mr. Hughes did not die till the month of May, 1820, so that no receipt for last year, under his gift, was included in the accounts.

There is, also, a sum of 90*l.* per annum, and 10*l.* for an apprentice fee, about to be annexed to the funds of this institution, under the will of a Mr. *Samuel Gist*, formerly of this city, dated 22d June, 1808.

In virtue of a scheme laid before the Court of Chancery, and confirmed by that court on the 4th of November, 1820, for giving effect to the bounties of the said testator, and of which there is a full statement in the proceedings of the common council of the 6th January, 1821, it was arranged, that three boys should be placed in Queen Elizabeth's hospital, at 30*l.* a-year each, and that 10*l.* should be annually applied as an apprentice fee for a boy out of that hospital, making the amount 100*l.* a-year, in part accomplishment of Mr. Gist's charitable dispositions; but the same makes no part of the last year's account laid before us, as not having yet begun to be in operation. We have judged it best to make the will of Mr. Gist, with a complete account of the settlement of his charities, the subject of a separate examination, it being the intention of the corporation to treat them as a matter of distinct account.

The property at Congresbury, under the will of John Carr, and the deed of gift of Samuel Gardiner, is let out in various farms, some for lives and some upon tenancies from year to year; but in the year 1790, at a meeting of the common council, acting in their capacity as governors of the hospital, it was unanimously agreed and ordered, that a committee should be appointed, to take into consideration the expediency of determining not to grant any lease or leases for lives, or for any term or terms of years, or to renew any such lease or leases, of all or any lands, tenements or hereditaments, belonging to the Corporation, or to any charity whereof they are feoffees, other than houses and buildings in the city or suburbs thereof, until the same should respectively come into hand by the death of the several lives named in the respective leases, or by effluxion of time; and that no lease or leases of any part thereof should be granted for any longer term than for seven, fourteen, or twenty-one years, at the real rack rent, without taking any fine or consideration for granting the same; and it was at the same meeting unanimously agreed, that the chamberlain should take a particular account of the fines on renewing leases, distinguishing whether estates belonging to the corporation, or to any and what charity, for the last 60 years, and should deliver to the committee, in the most accurate manner the same could be made out, the particular accounts of the annual rack rents of each particular estate.

By a report of the same committee, appointed as last mentioned, contained in a book of the average of fines from 1730 to 1790, it appeared, that the several manors of Congresbury, Week St. Lawrence, and Yatton, in the county of Somerset, belonging to Queen Elizabeth's hospital, consisting as there represented, of 2,745 A. 2R. 19P. statute measure, were held by sundry persons upon lives, the average fines of which, for 60 years past, had produced only 294*l.* 15*s.* 1*d.* that the annual chief rents were 126*l.* 14*s.* 11 $\frac{1}{4}$ *d.* making together 421*l.* 10*s.* 0 $\frac{1}{4}$ *d.* which said manors had not yet been surveyed; and that the committee were of opinion, that no lease or leases for lives, or for

years determinable on lives, or any exchange of any life or lives, should be thereafter granted or renewed, of any lands or hereditaments in the said several manors, copyhold messuages only excepted; which report of the committee was afterwards confirmed and adopted, at a meeting of the common council, at the Council-house, the 9th day of June, 1790, and has uniformly been acted upon ever since.

By a recent survey of Congresbury, Week St. Lawrence, and Yatton, taken by respectable land surveyors at Bristol, in 1820, the true quantity of them appears to be 2,114A. 2R. 4P.

The gross income from rents, as improved under the new management, for last year, up to the 29th day of September, 1819, was 1,599*l.* 8*s.* 9½*d.*—*See* rental, marked (A.) in the Appendix.

The plan which was adopted with respect to the estates at Congresbury, Week St. Lawrence, and Yatton, has been pursued also with respect to the Winterbourne estate; and some surveys and estimates were made of the last-mentioned estate, as appeared from a minute in the book of the average of fines, in which it is stated, that the manor of Winterbourne, in the county of Gloucester, also belonging to Queen Elizabeth's hospital, consisting of 280A. 1R. 26P. statute measure, was held by sundry persons upon leases for lives, or years determinable on lives, the average fines whereof for 60 years then last past, had produced annually, only 28*l.* 11*s.* 8*d.*, making together 125*l.* 11*s.* 8*d.* and that the yearly value to be let at rack rent, according to Mr. Player's report, was 373*l.* 19*s.*, so that the increased value annually to the hospital of Queen Elizabeth, when in hand, would be 248*l.* 7*s.* 4*d.* more than the average of the said fines and chief rents for the last 60 years had amounted to. This committee was therefore of opinion, that no lease or leases, or any renewal of any lease or leases for lives, or years determinable on lives, or any exchange of any life or lives, should be at any time or times thereafter granted or renewed, of any lands, &c. in the said manor of Winterbourne, except copyhold messuages; which opinion afterwards was confirmed by a resolution, and has been acted upon ever since.

The income of the Winterbourne property, under the new management, determined upon in 1790, was, for the year ending on the 29th September, 1819, 185*l.* 16*s.*

Since the year 1790, only three small estates at Winterbourne have fallen in by the determination of the lives.

The estates derived under Gollop and Hartnell, are now occupied under holdings from year to year. The gross income produced by the rents of Gollop's property, for the year ending 29th September, 1819, was 156*l.* The same, arising from Hartnell's property for the same year, was 60*l.* 8*s.* The leases upon which these lands were let, were usually for 14 years. In settling the amount of the rents reserved on these leases, the corporation have always taken the opinion of their own land-surveyor, some gentlemen upon the committee being also generally well acquainted with the value of land. The present

amount of the rents received from all the property belonging to this charity in Bristol, including the fee-farm rents, is 212*l.* 4*s.* 3*d.* which last-mentioned rents are regulated by the knowledge that the gentlemen in the committee (assisted by their chamberlain) have of the value of houses in Bristol; and we were assured by persons well informed on the subject, that the rents of these houses, when compared with those of other houses in Bristol, are fair rents. We think it right to observe, that no part of the property in or out of Bristol, is let to any member of the corporation or their officers.

All fines upon renewals of the freehold hereditaments having been discontinued since 1790, of course such fines are not in question; but the average of the fines taken upon the renewal of the copyhold cottages, which were excepted out of the resolution above stated, taken upon 20 years, will amount to about 10*l.* per annum; and the average of the fines of the houses in Bristol, for the same period, is about 58*l.* per annum. The average amount of the timber fallen for the last 20 years, is said to be about 73*l.* The annual sum received for the redeemed land-tax, is now about 12*l.* 9*s.* 4*d.* To these annual sums may be added, the interest of money expended by the governors on the salt warth, which is a perpetual annual receipt of 1*l.* 10*s.*; and the governors receive 20*l.* a-year, arising from the gift of 400*l.* by Alderman Farmer, as already mentioned. With respect to the amount of heriots, they are stated not to exceed, *communibus annis*, 50*s.*; all which several particulars of income added together, make a total of 2,391*l.* 6*s.* 4 $\frac{1}{4}$ *d.* for the current or average income. Last year, there was a fall of timber producing 1,030*l.* which made the actual receipt, 3,490*l.*

Before we proceed to the expenditure, it should be observed, that the governors are entitled to the advowson of the vicarage of Congresbury, with the chapelry of Week Saint Lawrence annexed. The governors sold on the 17th March, 1795, the right of the next presentation to the benefice for the sum of 1,650*l.* and also in the year 1808, for the same sum, which two sums are items in the receipts for those years in the accounts produced to us, and the same appears also in the cash-books of the corporation for the same years. The accounts show, that these sums were paid over by the governors to the chamber of Bristol, towards the liquidation of the arrears of interest due upon a debt owing by the governors to the corporation, which debt arose in the manner hereinafter mentioned.

The expenditure for the year ending the 29th September, 1819, was as follows:—

The money laid out on repairs of the estate at Congresbury, Week Saint Lawrence, and Yatton (and which it was stated to us might be taken as the amount of the usual current expenditure upon this account), was	£	s.	d.
The expenditure on the same account for Winterbourne, in the same year, was.....			
	260	14	9
	1	9	6

	£	s.	d.
The money laid out upon the repairs of the city premises, for the same year (including the repairs done to the hospital, which may be also taken as the usual amount of the sum laid out upon this account), was.....	118	0	0
There was an addition made to the hospital premises last year, consisting of dormitories, a better dining-room, and an arcade for the boys to play in in wet weather, which may have cost about 1,400 <i>l.</i> ; 867 <i>l.</i> 10 <i>s.</i> 9 <i>d.</i> of which was paid last year.			
For expenses on rent days.....	28	3	3
Salaries of land steward, acting treasurer, and accountant.....	123	0	0
Land-tax.....	2	5	3
Commutation for right of common.....	3	3	0
Furniture of the hospital.....	14	2	0
Ground-rents paid for premises demolished, to make room for the additional buildings.....	46	10	0
And upon the same account for chief rents.....	15	10	0
Rent to the chamber of the corporation for the manor of Congresbury, which became the property of the corporation, as to 4 <i>l.</i> 3 <i>s.</i> 5 <i>d.</i> part thereof, by a purchase from the crown, in 1672, being a fee-farm rent issuing out of the manor of Congresbury; and as to 1 <i>l.</i> 6 <i>s.</i> 8 <i>d.</i> other part thereof, being a reservation out of the hospital orchard, when originally made over by the corporation to the governors of the hospital, and an annual sum of four-pence, the remainder thereof, for a fee-farm rent out of a house in Baldwin-street.....	42	10	5
The governors also make an annual payment to the dean and chapter, being an ancient quit-rent out of the hospital premises, of	0	2	10
They pay also, annually, to a parish school at Congresbury.....	5	5	0
For expense of journies, receiving rents, &c.....	12	17	6
Expense for insurance	11	8	0
which expense will necessarily increase as the buildings upon the property increase.			
Return to the tenant of rent on Siston farm, being Gollop's estate.....	35	0	0
which will next year, by agreement, be 10 <i>l.</i> more; the surveyor of the hospital having judged it necessary, in respect to the times, to make such reduction.			
Surveying premises at Congresbury.....	4	4	0
which may be considered as rather lower than the usual expenditure upon that account.			
For teaching the boys to sing	5	5	0
Law charges for the same year, but which may be considered as rather lower than the usual amount	57	4	0

Allowance to the master of the hospital school, for the support of 38 boys, at the expense of 20 <i>l.</i> per annum each, in which number of 38, are included all boys specially supported by the gifts of the particular individuals before-mentioned.....	760	0	0
Usher's salary 20 <i>l.</i> and board 30 <i>l.</i>	50	0	0
Incidental expenses, including medicine for the boys, &c.....	57	2	4
Average expenses upon surveys and sales of timber..	5	0	0
There have been some years, in which something appears to have been necessary to be allowed beyond the ordinary payments to the master, to meet extra demands on particular emergencies, as when in one year the price of provisions was extremely high, or when some extraordinary services had become necessary, perhaps on account of sickness, or other such like contingencies. This may be taken on an average at.....	20	0	0
In the last year, there occurred the expense of soliciting through the houses of Parliament, a drainage bill to the amount of 220 <i>l.</i>			
There were also taken some surveys and plans of the estates, the expense of which, was 149 <i>l.</i>			
The law expenses upon the sale of the presentation, amounted to 37 <i>l.</i> 5 <i>s.</i> 0 <i>d.</i>			
When his late Majesty died, the boys were put into mourning, at an expense of 11 <i>l.</i> 5 <i>s.</i> 0 <i>d.</i>			
The amount of what has been laid out under the act for the redemption of the land-tax, has been 568 <i>l.</i> 3 <i>s.</i> 1 <i>d.</i>			
The governors pay two annual sums of 4 <i>l.</i> each, to the churchwardens of St. James's parish, and to the Merchant Tailors company, arising out of donations of Mrs. Ann Colston, as before-mentioned	8	0	0
There is also an annual payment made by the governors of the hospital, to the rector of Christ church, for a gift sermon.....	0	10	0
Total amount of current expenditure for the year ending 29th September, 1819	1,687	6	10

Thus, the general average surplus, after satisfying the current expenditure, is about 700*l.*

Each boy has a Bible and Testament provided for him; and upon leaving the school, a new Prayer-book, the expense of which comes under the head of incidental expenses, already mentioned. The master finds stationery, slates and pencils, out of his annual allowance.

The accounts of the charity are annually audited, as soon after Michaelmas as they can be got ready for inspection; upon

which occasion the gentlemen of the corporation are summoned, and three or four of them usually meet.

During the whole period, from the beginning of this institution, a large debt has been due from the hospital to the corporation, which body, as has been already made to appear, laid out a considerable sum in redeeming the original property devised by John Carr, from the incumbrance of his debts, to which the property was made subject by his will; the amount of that sum, according to the statement in the act of the 39th Elizabeth, already abstracted, was 5,000*l.* and upwards. By the earliest account-book, in which this debt is mentioned, under an account between the chamber of Bristol and Queen Elizabeth's hospital, dated 17th July, 1721, it appears, that the hospital was indebted to the chamber in 1606, in the sum of 3,000*l.* "which the chamber" had disbursed, with a more sum towards the redeeming of the "manor of Congresbury, and other the lands given to the said hospital," making it probable, that the 5,000*l.* and upwards in that statute mentioned, had been reduced to the sum of 3,000*l.* and stood at that amount in 1606. Interest for this sum appears, by the accounts, to have been constantly charged at various rates, down to the year 1714, in which year the statute of usury passed, reducing the rate of interest to 5*l.* per cent. per annum, from which period the rate of interest charged was 5*l.* per cent. down to the year 1727. From 1727 to 1736, a period of nine years, the interest charged was 4*l.* per cent.; and the reason for such reduction, appears by the said account-book to have been, that the chamber paid no more interest for monies they borrowed at that time. This last-mentioned interest continued to be paid till 1741, when it was reduced to 3*l.* 10*s.* per cent, for the reason before given. It continued at this rate till the year 1752, from which period to the present time, the interest which the corporation have charged upon their principal debt, has continued to be 3*l.* per cent. only; but it appears by the same book, in folio 58, that on the 23d August, 1780, a committee of the whole house was appointed to examine, whether any, and what sum of money was due from the governors of Queen Elizabeth's hospital to the chamber of Bristol, and to report their opinion thereon; and in pursuance thereof, the said committee had met on the 25th July, 1781, when Alderman Harris laid before the house the account, as previously stated in the same book, which he, with the assistance of the chamberlain and his deputy, had collected from the books of the accounts of the treasurers of the said hospital, as well as from many of those belonging to the chamber, which account having been perused and examined, they found that there appeared to be a balance of 27,160*l.* 8*s.* 9¼*d.* due and owing from the said hospital to the chamber of the corporation of Bristol; with which statement this book of account terminates.

The next book in which this account appears to be carried on, commences the 30th September, 1792, and begins with a full and accurate statement, and computation of the total value and

amount of the entire estate and property of the hospital, composed of the hereditaments at Congresbury, Week St. Laurence, Yatton, and Winterbourne; and the various fee-farm rents, and other rents arising out of those estates, and the houses in Bristol, together with some small sums then due from the chamber of Bristol, for interest upon Farmer's gift; and taking credit for cash advanced to the master of the school in part of his allowance, and to the bailiff of Congresbury, for making some current disbursements, making the same amount to the sum of 49,343*l.* 7*s.* 6*d.* The book then sets against this amount of the charity property, thus computed, an estimate of all that that property would have then to answer and to cover, supposing it to be called upon to pay the amount of its debt to the corporation, and also provision to be made for carrying on the institution in the manner and to the extent at which it was then proceeding, in which estimate the debt is composed as follows:—The balance of the account, as confirmed by the common council on the 4th August, 1781, was 27,160*l.* 8*s.* 9¼*d.* which, augmented by the addition of the 11 years interest upon that sum, from the 29th September, 1781, to the 29th September, 1792, being 8,962*l.* 18*s.* 9*d.* amounted to 36,125*l.* 7*s.* 6¼*d.* reduced again by two several payments of 1,500*l.* and 1,000*l.* to the sum of 33,623*l.* 7*s.* 6¼*d.* This estimate then considers, what would be necessary to answer in perpetuity the maintaining, clothing and educating 29 boys, at 12*l.* each per annum, the average annual amount of the apprentice-fees taken at the 10 years preceding, and other necessary and constant outgoings of the establishment, including the fee-farm rents payable by the charity, and states the aggregate amount of those usual charges and disbursements, at the sum of 14,559*l.* 17*s.* 6*d.* which added to the sum of 33,623*l.* 7*s.* 6¼*d.* made the sum of 48,183*l.* 5*s.* ¼*d.* which sum of 48,183*l.* 5*s.* ¼*d.* taken from 49,343*l.* 7*s.* 6*d.* left 1,160*l.* 2*s.* 5¾*d.* the surplus of capital or stock then constituting the clear estate and property of the hospital.

Since the year 1792, 3*l.* per cent interest, accumulating for 27 years, to the 29th September, 1819, upon the sum of 27,160*l.* 8*s.* 9¼*d.* amounting to 21,999*l.* 18*s.* 9*d.* made the debt 55,623*l.* 6*s.* 3¼*d.* and the corporation having given credit for the intermediate part payments by the charity, the debt sinks to 48,323*l.* 6*s.* 3¼*d.*; and farther credit having been given by the corporation to the governors for 84*l.* being the value of a house demolished in Baldwin-street, for 400*l.* Alderman Farmer's gift, and for 57*l.* interest thereon, at 5*l.* per cent. to Michaelmas, 1819, being 1,140*l.* which three last-mentioned sums make up 1,624*l.* the ultimate debt due from the governors to the corporation on the 29th September, 1819, stands at 46,699*l.* 6*s.* 4¼*d.*

This charity has no other object besides the maintaining, clothing and educating of boys. The number on the establishment is 38, composed of boys upon the different foundations of the respective donors. These boys are clothed, maintained and educated by the master, for which he has an allowance of 20*l.*

annually for each boy. They are clothed exactly in the same manner as the boys of Christ's hospital, in London, with the trifling difference of the colouring of the facing, having one suit a-year, and they have badges to distinguish the different endowments to which they belong. They are allowed three meals a-day, breakfast, dinner and supper, a minute account of which was given us: and it appeared, that the food composing each meal, was very proper and sufficient. The master supplies the boys with all their common necessities, as their washing, (allowing them a change once a-week), their books, stationery and implements, except Bibles and Prayer-books, which the governors supply. All the bedding, except the sheets, which are found by the master, is furnished by the governors.

The hospital premises are laid out as follows:—On the ground floor are two parlours and a kitchen, with wash-house and other convenient buildings. On the first floor is a large commodious school-room, capable of holding 100 boys, with convenience; the whole area of the room, except that part occupied by the desks round the wall, is open; over the school-room, and co-extensive with it, is a large dormitory, about 66 feet by 23 feet, out of which a small room is taken, as the sleeping-room for the usher. The rest of the house, except one apartment, which is used as an infirmary when any of the boys are ill, consists of apartments for the use of the master's family. Two rooms, however, are not occupied, which in case of an increase in the number of boys, might be applied as additional dormitories. There is a large paved yard for the boys to play in, and an arcade for their use in wet weather.

The boys are admissible from seven to nine, and remain till fourteen. They are taught reading, writing and arithmetic. They principally read in the Bible and Testament, and they are also instructed in the Church catechism.

There are some standing rules, which are framed and glazed, and hung up in the school, by which it will appear, that seven o'clock in the summer, and eight o'clock in the winter, is the time for the boys to come into school; before their admission into which, care is taken that they are washed and cleaned. According to the rules, they were to remain in the school till eleven, but the hour has been altered to twelve. By the rules, they used to dine at twelve, they now dine at one, and come into school at two, which is an hour later than expressed in the rules; they leave it at five, and sup at seven, instead of six, as mentioned in the rules. At half-after eight they go to bed. Some variations have been also made in respect of the provisions furnished to the boys, for their greater comfort and better nourishment. There are a certain number of holidays in the year observed, on saints and other days, amounting to about 40 or 50, on many of which days they go to church, and they always make a part of the corporation procession to church on public days. On Sundays, the master or his assistant, regularly attends them to the Mayor's Chapel in the morning, and to St.

Stephen's church in the afternoon. After the afternoon service, some of the senior boys read the Bible or Testament to the rest, in the presence of the master, who afterwards examines them in their catechism.

The boys are elected by the mayor, aldermen and common council, or any seven of them, at a meeting assembled for that purpose, who receive petitions from the inhabitants applying. Those who come in under Colston's foundation, are required to be sons of burgesses of the city of Bristol. For the other vacancies, the children of any description of inhabitants of Bristol are eligible, though the governors are in the habit of showing a preference to the sons of free burgesses. One child from Congresbury manor has always a right of admission, and one from the parish of Netherbury, under Mr. Gollop's foundation. As it has been before stated, the boys eligible upon Mr. Gardiner's deed of gift, come in under the nomination of Mr. Weare, as provided by that deed. The children are not qualified to be elected unless they have had the small-pox, measles, and are free from bodily deformity. No conditions are insisted on respecting the religious persuasion of their parents. Whenever there is a vacancy, there is always an abundance of applications.

It may be proper to add, that we enquired of the land steward to the corporation, his opinion, as to the degree in which the charity property would be improved by the adoption of the new mode of letting and disposing of the estates determined upon in the year 1790; who thought he could undertake to say, that, under the old system of renewing the estates, they did not produce above a third part of their then value. He produced to us a comparative statement, on paper, of the produce of the estates at Congresbury, under the two respective modes of leasing for lives and rack rent, and the probable farther increase of the property under the new management, which we have inserted in the Appendix.—See paper marked (B.)

We should fail in justice to this institution, if we did not observe upon the neatness and order that prevailed throughout the establishment, the healthy appearance, respectful demeanour, and proficiency of the boys, and, in general, all the arrangements made for their instruction and comfort. But, before we close our report, it is our duty also to remark, that, from the 29th September 1781, interest, at the rate of 3*l.* per cent., has, down to the present time, been computed upon the sum of 27,160*l.* 8*s.* 9¼*d.* being the balance of principal and interest to the 25th July, 1781, and confirmed by the common council 1781. So that as much of that balance as was composed of interest has, as well as the original capital of the charity debt to the corporation, been treated in the accounts as bearing interest from the 29th September, 1781. We conceive it to have been clearly incompetent to the corporation of Bristol to make a rest at any particular period, and of their own authority, to charge interest from that period, upon a sum composed of principal and interest.

(A.)

RENTAL 1819.

Lessees Names.	Lives in Existence.	Chief Rents.	Comm. Fine.	.....
		£. s. d.	£. s. d.	£. s. d.
MANOR OF CONGRESBURY.				
Catherine Taylor	Her own life.....	0 2 9 ³ / ₄	0 0 0	
Thomas Wall's } Executors.. }	John Wall.....	0 3 6	0 0 0	
William Evans..	John Evans.....	0 14 10 ¹ / ₂	0 0 3	
William Norton	His own life.....	0 10 9	0 0 0	
Edward Ash....	Mary Were.....	0 17 4	0 0 3	
John Hurditch..	John Ford.....	0 14 0	0 0 0	
James Cox.....	{ His own, & Ann, his wife.....	0 14 0	0 0 3	
Samuel Arney..	Ann Cox.....	0 5 0	0 0 0	
John Burgess...	{ Geo. Burgess & Mary Tutt....	0 12 1	0 0 2	
John Walter....	{ Jas. Carey, & his own life.....	0 10 0	0 0 3	
William Burdge	{ John Burdge and Samuel Burdge	0 14 7 ¹ / ₂	0 0 3	
Richard Walter	{ Thos. Walter and John Walter..	0 10 6	0 0 0	
John Knight, } to 11th Sept. } 1819..... }	John Knight.....	0 19 0	0 0 0	
John Knight..	Do.....	0 2 4	0 0 2	
John Avery....	{ Sarah Welch and Betty Badman	0 4 0	0 0 0	
Peter Cox.....	Thos. Phillips Cox	8 0 0	0 0 0	
Henry Rugg....	John Rugg.....	0 2 0	0 0 0	
Thomas Wall's } Executors.. }	John Wall.....	0 2 2	0 0 1 ¹ / ₂	
Joseph Coombe..	Barthol. Coombe..	0 9 0	0 0 3	
John Wall.....	{ William Wall & Maria Wall..	1 9 0	0 0 0	
John Wall.....	His own life.....	0 11 5 ¹ / ₂	0 0 0	
Thomas Wall's } Executors.. }	John Wall.....	1 16 3	0 0 0	
Ann Macy.....	Joseph Macy.....	0 4 0	0 0 3	
Rob. B. Simmons	Robert Cooper. ...	0 5 4	0 0 0	
Samuel Arney..	{ His own life, and Mary Arney, his daughter..	0 7 0	0 0 0	

Lessees Names.	Lives in Existence.	Chief Rents.	Comm. Fine.	.....
		£. s. d.	£. s. d.	£. s. d.
Thomas Wall ..	{ Hannah Griffin & Sarah Nichols	0 5 10	0 0 0	
John Knight. ..	{ Wm. P. Hazell, John Baker, & Ann Knight..	0 11 5	0 0 3	
John Farr, to } 25th March, } 1819..... }	Joanna Gibbs	0 11 1	0 0 0	
Robert Godwin..	Eliza Goodwin....	12 11 0	0 1 6	
Thos. Greenwood	William Bristow..	0 9 0	0 0 3	
Sir C. Willoughby	Juliana Arding. ...	0 5 7	0 0 3	
John Hurditch..	John Hurditch....	0 3 4	0 0 0	
John Lawrence..	James Warren....	0 1 0	0 0 0	
John Knight. ..	James Cole	0 5 0	0 0 2	
Churchwar- } dens of Con- } gresbury, for } poor-house.. }	.....	0 4 0	0 0 2	
James Wookey..	{ Richard Evans & Hannah Evans	0 8 8	0 0 0	
Edward Westley	Joseph Orlidge. ...	0 15 0	0 0 0	
Saml. Hollyman	{ His wife, A. Hol-lyman, Hannah Griffin, & A. Hollyman, his daughter	0 10 0	0 0 0	
John Light.....	Ann Cox	0 6 0	0 0 0	
Thos. Wall's } Executors. . }	John Wall.	0 14 0	0 0 0	
William Welsh..	Thomas Averay ..	0 18 0	0 0 6	
Samuel Arney..	Susanna Melsom..	0 6 0	0 0 0	
John Knight. ..	Mary Stone.....	0 5 0	0 0 0	
Ditto.....	Charles Latcham..	0 12 2	0 0 0	
WEEK SAINT LAWRENCE.			.....	40 14 14
James Bisdee ..	{ John Twill, Sarah Hillier	1 4 3	0 0 4	
Richard Plaister	Richard Woolfreys	1 2 2½	0 0 0	
Ditto.....	Ditto.....	0 17 7½	0 0 0	
James Bisdee...	{ Sarah Hillier, Thos. Bisdee, & Edward Bisdee	1 5 4	0 0 0	
Robert Joliff....	His own life.	2 8 6½	0 0 1½	
John Knight. ...	{ John Barrow, Sam. Simmons, & John Norman..	1 5 0	0 0 3	
James Bisdee...	Catherine Manley	0 17 11	0 0 6	
Thomas Emery..	His own life.	0 19 3½	0 0 0	
Samuel Thomas	{ Samuel Thomas, his son	1 0 8½	0 0 3	
			.....	11 0 10½

[illegible]

Lessees Names.	Lives in Existence.	Chief Rents.	Comm. Fine.	.....
YATTON.		£. s. d.	£. s. d.	£. s. d.
Sarah Young. ..	Christopher Young	3 11 8		
Ditto.	Ditto.....	0 2 0		
			.....	3 13 8
John Knowles, for standing at } Congresbury Fair.. ..		.....	.....	0 1 6

Tenants.	Premises.	Quantity.	At Will or on Lease.	
CONGRESBURY RACK RENTS.		A. R. P.		
John Jennings. .	.....	27 1 6	At Will.	64 0 0
John Harris.	A House.....	37 3 11	do.	80 0 0
William Light. .	Shop.....	0 0 36	do.	8 0 0
David Hemmans	.....	5 0 25	do.	13 0 0
Edward Cooke. .	House.....	49 1 35	do.	106 0 0
James Wookey. .	Ditto.....	35 2 8	do.	147 0 0
Wm. Jennings. .	.....	26 3 2	do.	60 0 0
Jones & Sains- bury..... }	.....	26 0 0	do.	56 0 0
George Parker...	.....	10 0 0	do.	18 0 0
Samuel Arney. .	.....	7 3 0	do.	23 0 0
John Knight....	House.....	75 1 32	.....	100 0 0
Thomas Walter	{ Two Tenements, Stable, &c... }	1 0 0	.....	10 0 0
George Froode. .	House.....	24 2 3	do.	50 0 0
John Saye.	Tenement.	61 0 22	do. half-yr.	65 0 0
W. and S. Bowle	.....	3 2 22	do.	6 0 0
Ditto.	House.....	6 3 21	do.	120 0 0
Frederick Wall. .	.....	15 3 16	do.	45 0 0
James Harvey. .	.....	2 2 10	do.	5 0 0
John Lawrence. .	.....	12 0 29	do.	21 0 0
	House.....	.....	do.	10 0 0
Edw. Hemmans	.....	14 0 18	do.	34 0 0

WEEK ST. LAWRENCE.

George Parsons	Tenement.	22 3 14	At Will.	45 0 0
James Hewlett. .	.....	29 2 20	do.	64 0 0
James Bisdee } Helliard. .... }	.....	60 0 32	do.	133 0 0
Overseers of } Week Saint } Lawrence. . }	Poor-house.....	.....	do.	1 0 0
John & Wm. } Edwards .. }	Tenement.	92 0 14	do.	190 0 0
Samuel Thomas	.....	10 2 20	do.	21 0 0

£. 1,599 8 9 $\frac{1}{4}$

MANOR OF WINTERBOURNE.

Lessees Names.	On what Terms.	Rent.	.....
		£. s. d.	£. s. d.
Edward Parker. . .	{ His own life, and Edw. Parker, his son.....	20 0 0	
Hannah Ozland...	Her own life.....	10 0 0	
William Hibbs. . .	Mary C. Hungerford.....	5 0 0	
Thomas Perry...	His own life.	26 13 4	
Rev. T.H. Foxcroft	{ 14 years, determinable 29th Sept. 1823, rack-rent	10 0 0	
William Perry....	At will, rack-rent.....	25 0 0	
Jas. Hawkins & } Robt. Cairns.. }	Do.....do.....	5 0 0	
Jeffery Mathews..	Do.....do.....	60 0 0	
Chandler & Welsford..... }	Life, John Snell	12 0 0	
Robert Tucker....	Do. William Tucker.....	3 6 8	
Sundry Fee-farm rents.. .....	.....	8 16 0	
MR. WILLIAM CARR'S GIFT.			185 16 0
Alex. Ford and Co.	Fee Farm.....	5 0 0	
Richard & T. Hale	{ Lives, Duke of York, William Hale, and Martha Hale.....	3 0 0	
John Wood.....	{ 99 years absolute, determinable 29th Sept. 1846.....	6 10 0	
John King.....	{ 14 years, determinable 29th Sept. 1821.....	20 0 0	
MR. ANTHONY STANDBANK.			34 10 0
Joseph Horler...	{ Lives, Wm. Llewelin, Henry R. Llewelin. & Sarah Llewelin.	4 0 0	
John Beaumont...	{ Lives, John Bowring, Eliza Bowring, & John Bowring, his son....	4 0 0	
MR. JOHN BARKER.			8 0 0
Mich. Castle & Co.	{ Lives, Hester Saint, Henry Ricketts, and Alfred Ricketts.....	1 16 0	
William Priest. . .	At Will.....	12 12 0	
John Wildgoose...	Do.....	6 0 0	

Lessees Names.	On what Terms.	Rent.			.....
		£.	s.	d.	£. s. d.
Thomas Brooks...	At Will.	4	0	0	
Bilbie Bedford. ...	Lives, Nancy Brown	1	10	0	
James Norton....	{ Do. Thomas Janes and John Norton.....	4	0	0	
Roger Ormond....	Do.. Wm. D. Ormond. ...	4	0	0	
					33 18 0
HOSPITAL OR- CHARD.					
Sarah Saunders...	{ 40 years from 25th De- cember, 1818.....	2	10	0	
James and Camplin	Do. from 25th Dec. 1790	1	3	0	
A. P. Collings (in trust).....	Do. from 25th Dec. 1804	1	5	0	
James Room.	Do. from 25th Dec. 1790	1	5	0	
Thomas Wigan... ..	Do. from 25th Dec. 1818	1	5	0	
William Symons..	Do. from 25th Dec. 1818	1	5	0	
John Haythorne..	Do. from 25th Dec. 1818	1	5	0	
A. P. Collings (in trust).....	Do. from 25th Dec. 1818	1	3	0	
John Fisher.....	Do. from 25th Dec. 1818	1	7	0	
George Gibbs.....	Do. from 25th Dec. 1818	1	10	0	
Elizabeth Mease..	Do. from 25th Dec. 1818	1	0	0	
Churchwardens of St. Augus- tine (in trust) }	Do. from 25th Dec. 1818	1	5	0	
Francis Fisher....	Do. from 25th Dec. 1818	1	5	0	
Fanny and Mary Aleyne.....	Do. from 29th Sept. 1807	1	5	0	
Richard Stratton..	Do. from 29th Sept. 1807	1	5	0	
Thomas Protheroe	Do. from 24th June, 1812	6	5	0	
Perry and Urch...	At Will.	9	0	0	
Rev. J. S. Pons....	Do.....	2	2	0	
Mark Davis.....	40 yrs. from 29th Sept. 1799	1	2	6	
Peter Wade.....	Do. from 29th Sept. 1799	0	11	3	
William Merrett..	Do. from 29th Sept. 1799	1	10	0	
Robert Bruce.....	Do. from 29th Sept. 1799	0	2	6	
Christ. Hensley ..	Do. from 29th Sept. 1799	0	10	0	
James Room.	Do. from 29th Sept. 1800	0	10	0	
William Painter..	Fee Farm.....	0	10	0	
Richard Thomas Coombe.....	Do.....	0	5	0	
Richard Stratton's Executors.....	{ Lives, John Nicholas, J. Gordon, & Wm. Gordon	1	0	0	
MR. RICHARD COLE.					43 6 3
Thomas Lucas. ...	Fee Farm.	1	0	0	
Jacob Edwards. ..	{ 7 years from 25th March, 1818.....	31	10	0	
					32 10 0
John & Jere. Howell	At Will.				60 0 0
					<u>£. 212 4 3</u>

(B.)

A Comparative Statement of the produce of the Estates at Congresbury, &c. under the two respective modes of leasing for lives and for years, by Mr. Young Sturge.

It appears by the chamberlain's statement, that the average income derived from the charity estates, in the parishes of Congresbury, Week St. Lawrence and Yatton, from the year 1730 to 1790, under the old system of leases for 99 years, determinable with lives (which had continued from the time of the testator, Mr. John Carr), amounted to about 420*l.* per annum, including the fines for renewal, chief rents, and fee-farm rents.

Had these estates been unincumbered with any leases for lives in 1730, and let to tenants at annual reserved rack-rents, from that time to the year 1790, I am of opinion they would have produced an average annual income, during that period, of about 1,700*l.* It is, however, obvious, that the estates could not have been so let, without waiting a great number of years for them to fall into band. This is exemplified by the instance of an estate belonging to this charity at Winterbourne, having been granted on lease, determinable with three lives, the 18th of January, 1737, which is still outstanding, though no renewal has been made since that time.

From the year 1790 (when the governors resolved not to grant any renewals of the leases for lives), to September 1819, sundry lauds and houses, in the above parishes, have fallen into band, by the decease of the lives on which they were held, amounting to 630 acres; the present gross rental of which, including the fee-farm rents and chief rents, appears, by the chamberlain's account, to be about 1,600*l.* per annum.

In September 1819, there remained of these estates, still out on lease for lives (though not renewed since 1790), about 1,410 acres (*see note at end*), the annual value of which I consider to be, at this time, about 2,900*l.*; of which sum, from a general calculation of the probable duration of the lives, I estimate, that in the year 1830 there will have fallen into band

	£	s.	d.
Estates of the annual value of	1,000	0	0
In 1840 of	1,250	0	0
In 1850 of	450	0	0
In 1860 the remainder being	200	0	0

2,900 0 0

Which added to the present rental of 1,600 0 0

Makes a gross amount of 4,500 0 0 per ann.

It should be noticed, that the buildings and lands being generally in bad condition when they fall into hand, the expenses for many years to come, in putting them into good repair, will be very considerable. There are also some heavy charges to be incurred, in draining the low lands, keeping open the water-courses, &c.

With respect to the quantity of land belonging to the charity in the said parishes, I can state positively, that the new survey, making it 2,114 A. 2 R. 4 P. is correct. The mis-statement in the report to the common council in 1792, in which the quantity is mentioned to be 2,745 A. 2 R. 19 P., I account for by observing, that in the old maps the waste lands, roads and rivers, and some freehold lands, are included, and the quantities of them carried into the table of contents. By the terrier, referring to these old maps, the quantity of the hospital land appears to be no more than 2,243 A. 1 R. 12 P. I have, besides, invariably found, from a great number of trials, that all the admeasurements of the surveyor who constructed these old maps about 80 years since (J. J. Wilstar, a German), are erroneous, and that they generally exceed the real quantity, in the proportion of one in five, and sometimes more. This must have arisen either from a want of ability or integrity in the surveyor, or possibly in some instances from taking customary instead of statute acres, which I find to be the case in the parcels in the common meadows of Congresbury, these being stated in the terrier at the computed acres, which are less than statute acres by one-third or one-fourth. If these allowances are made, the deficiency will be accounted for, even taking into consideration the allotments made under the Enclosure Act, and the lands purchased by the governors.

Bristol, 3 mo. 8, 1821.

Y. STURGE.

Note.—In the above statement, I have accounted for 2,340 acres only (630 + 1,410); the remainder consists of a plantation and other lands, which have been purchased by the governors, or lately given to them.

NOTES.

For ever continue to be called the Hospital of Queen Elizabeth, in Bristol, and remain and be an hospital, house and habitation for the masters, their families and servants, and for such poor children as then were, or should thereafter be, lawfully chosen, according to the constitution of the said hospital, p. 16, l. 46-50.] Alas! the instability of earthly affairs, and the vanity of all human resolutions! It appears that little more than half a century had elapsed from the date of the instrument that contains this solemnly declared purpose, when, in 1783, it was thought fit by the ruling powers at that period, notwithstanding the Queen's Charter and an Act of Parliament confirming the same, to convert the premises theretofore called Queen Elizabeth's Hospital, and dedicated to the uses of that peculiar foundation, into the seat of the Free Grammar School, till then held in Christmas-street. It would be instructive and amusing to see the preamble of the Act of 9th Geo. III., which was afterwards obtained as a sanction to this exchange; for it is impossible to conjecture what grounds of necessity, propriety, or expediency, could have been alleged in its support. It could not surely have been said that more roomy accommodations than those afforded by the hospital of St. Bartholomew were requisite for the few free boys educated there.

Ordered that a committee should be appointed, to take into consideration the expediency of determining not to grant any lease or leases for lives, or for any term or terms of years, or to renew any such lease or leases, of all or any lands, tenements or hereditaments, belonging to the Corporation, or to any charity whereof they are feoffees, other than houses and buildings in the city or suburbs thereof, p. 21, l. 21-27.] It would be interesting to know why "the houses and buildings in the city, or suburbs thereof," were so specially excepted from the instructions given in 1790 to the above committee! It is to be hoped, however, that now the regulation, which the said committee so very properly recommended in their report, has been found to work so well in the case of the charity estates out of the city, measures will in like manner be taken to subject those within the city and its suburbs to its beneficial operation.

The average fines (of the several estates belonging to Queen Elizabeth's hospital, consisting of 2,745A. 2R. 19P. statute

measure) for 60 years (from 1730 to 1790) had produced only 294*l.* 15*s.* 1*d.*, the annual chief rents were 126*l.* 14*s.* 11¼*d.*, making together 421*l.* 10*s.* 0¼*d.*, p. 21, l. 46-48.] It is a fit subject of enquiry in this case, how far the trustees may be liable to make compensation to the charity for the loss which has been occasioned by the improper letting of the estates. The just interests of all the parties must be weighed. The ancient practice seems to be a slight justification of the past management; and some lessees may have laid out money on the faith of renewals. This will be regarded as a consideration entitling them to be called purchasers of their present and future terms. Injury has, however, obviously been occasioned to the charity, by a want of ordinary foresight in the trustees, as was felt by them when a change was determined upon in the last century—(vide p. 21.) The case presents this peculiarity, that an overwhelming debt (vide p. 29) to these very trustees has been suffered to accumulate, to the extinction of the usual advantages which increase of value usually affords to these foundations.

Whatever may be thought proper to be done hereafter, as to setting off this debt against the bad administration of the estates, which seems fair—or whether any of the leases are in the possession of persons who cannot show that an adequate consideration was given for them, and circumstances of collusion or privity of interest between the lessees and the trustees can be inferred, in which case they might be set aside; all which points may, after proper enquiry, be settled; it is clear, that the practice of beneficial renewals on lives must cease. The Commissioners, who sat at Oxford, have recorded their views of this subject so judiciously, and, towards tenants, so tenderly, that the text will be an useful guide to the administrators of the Bristol Charities.

Extract from the Sixth Report, p. 411.

“The practice of leasing for long terms, with frequent renewals, taking small fines, and reserving nominal rents, is of very ancient standing within the city of Oxford; but we apprehend, that Trustees of a charity are not justified in granting such leases, and that such a practice would not be sanctioned by a Court of Equity. The whole of the reserved rents of the church property in this parish amounts to 4*l.* 3*s.* 4*d.* yearly. The fines received on the last renewals amounted only to 140*l.*; a sum far short even of the annual value of the premises, which would let for at least 216*l.* a-year. We think that the Trustees ought to take measures for rendering this property more productive, either by suffering the leases to run out, or by increasing the rents on every subsequent renewal, according to the value of the premises. If indeed any lessee shall be found to have expended a large sum of money on the tenements he rents, on an understanding that his lease would be renewed on the usual terms at the end of every 14 years, that circumstance should doubtless be taken into consideration, and a lease ought to be granted on such terms as may fairly compensate for the money so expended.”

These long terms with frequent renewals will then be stopped; but they are not only improper, by depriving Charities of the probable increase of rent, but they may be absolutely invalid, if originally granted, or at any time renewed, without a due consideration being paid or reserved to the foundation; so that the fact being clear, that very great loss has been sustained, it is important that proper steps be taken that reparation be made. It must never be forgotten, too, that existing leases *are valid only when granted to persons whom the law holds to be strangers to the governing Corporation and Trustees*. The character of Trustee and Lessee are absolutely incompatible in the administration of Charity Estates.

The money laid out (in the year ending September 1819) on repairs of the estate at Congresbury, Week Saint Lawrence, and Yatton (and which it was stated to us might be taken as the amount of the usual current expenditure upon this account) was 260l. 14s. 9d.; the expenditure on the same account for Winterbourne, in the same year, was 11.9s. 6d.; p. 23, l. 45, et seq.] The great difference of the expense between the repairs done on these two estates arises probably from the different tenures they are held upon. The former is to a considerable amount let at rack-rents. The remark is therefore suggested, that, with the advantage of a larger income upon this mode of leasing lands, it must be expected that greater expenses will be incurred both upon this head and upon that of management. This last head seems, however, high for an estate of less than 2,400l. a-year—being,

Law charges.....	£.57	4	0
Land Stewards, Acting Treasurer, and Accountant	123	0	0
Expenses on rent-days.....	28	3	3
Expense of journies, receiving rents, &c.....	12	17	6
	<hr/>		
	£.221	4	9

When it appears that an expenditure of 1,687l. is applied in the support and education of only 38 boys, and in the management of an estate of 2,400l. we cannot help thinking that a strict examination of the various channels of expense would tend to the advantage of this Charity.

They found that there appeared to be a balance of 27,160l. 8s. 9¼d. due and owing from the said Hospital to the Chamber of the Corporation of Bristol, p. 26, l. 45-48.] After the pointed observations of the Commissioners (*vide* p. 29), it is unnecessary to do more than to refer particularly to the manner in which the interest on the debt appears in these accounts to have been charged. There can be no doubt of its illegality.—As the public is concerned in the expenditure of these funds, it is to be wished that a balance sheet should be published in the city newspapers once a year. Publicity is one of the grand correctives of public

and private vice. In the case of the Corporation of Warwick, before Lord Chancellor Hardwick, in 1739, this object, of publicity of accounts, was aimed at by an order, that the Receiver appointed by the Corporation should yearly, on the Monday next after Easter week, pass his accounts before the Justices at the Shire Hall, between the hours of nine and twelve in the forenoon; and that a true copy of the said accounts, when passed by the Justices, should be delivered by the said Receiver, within a week after, to the Churchwardens of the several parishes interested, to be placed in the strong box and copied into the parish book. In 1814, in another case, the Court of Chancery directed certain trustees of a charity to prepare yearly a true account of the funds in their hands, with the names, descriptions, and places of abode, of the persons relieved by them, and the sum paid to each, to be sent to the Master's office, *for the information of all persons* entitled thereto. In these cases there were suits; and what trustees are compellable to do by a suit, they should *ordinarily* do without compulsion.

The modern practice, of publishing balance-sheets in the local newspapers, and of setting forth in small books the detailed expenditure of charities, admirably supplies the place of the Churchwardens' parish-books and the more obscure exposures of the Master's office. At Bristol, great advantage doubtless is derived from the adoption of a similar plan with respect to the Poor Rates.

END OF PART THE SECOND.

